



TENANT GUIDE

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GUIDE

Tenant





tenant & guarantor AFFORDABILITY

Before you start your search for a suitable property, it is important to establish the amount of monthly rent you can afford.

The general rule is your annual income should be 30 times the monthly rent. Or, you can multiply the yearly rent by 2.5 times

TENANT AFFORDABILITY CALCULATOR

Monthly Rent	Tenant Income	Monthly Rent	Tenant Income	Monthly Rent	Tenant Income
150	4500	950	28500	1750	52500
200	6000	1000	30000	1800	54000
250	7500	1050	31500	1850	55500
300	9000	1100	33000	1900	57000
350	10500	1150	34500	1950	58500
400	12000	1200	36000	2000	60000
450	13500	1250	37500	2050	61500
500	15000	1300	39000	2100	63000
550	16500	1350	40500	2150	64500
600	18000	1400	42000	2200	66000
650	19500	1450	43500	2250	67500
700	21000	1500	45000	2300	69000
750	22500	1550	46500	2350	70500
800	24000	1600	48000	2400	72000
850	25500	1650	49500	2450	73500
900	27000	1700	51000	2500	75000

When a guarantor is required, the general rule is your annual income should be 36 times the monthly rent to allow for their own rent or mortgage outgoings

GUARANTOR AFFORDABILITY CALCULATOR

Monthly Rent	Guarantor Income	Monthly Rent	Guarantor Income	Monthly Rent	Guarantor Income
150	5400	950	34200	1750	63000
200	7200	1000	36000	1800	64800
250	9000	1050	37800	1850	66600
300	10800	1100	39600	1900	68400
350	12600	1150	41400	1950	70200
400	14400	1200	43200	2000	72000
450	16200	1250	45000	2050	73800
500	18000	1300	46800	2100	75600
550	19800	1350	48600	2150	77400
600	21600	1400	50400	2200	79200
650	23400	1450	52200	2250	81000
700	25200	1500	54000	2300	82800
750	27000	1550	55800	2350	84600
800	28800	1600	57600	2400	86400
850	30600	1650	59400	2450	88200
900	32400	1700	61200	2500	90000



application to **RENT**

Once you have found & viewed your potential new home, a holding deposit equivalent to one weeks' rent is required in order to process your application to rent.

These monies are refundable if the Landlord decides not to proceed with your application. However, they will not be returned to you if you fail Right to Rent checks, decide not to proceed with the application, provide false or misleading information, or fail to provide information required to proceed with your application within 15 days.

All properties are let as seen, so please ensure you raise any specific requests, queries or comments at the time of application.



DILAPIDATIONS DEPOSIT

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If your application for a property is successful, you will need to provide a deposit equivalent to 5 weeks' rent as cleared funds at least 24 hours prior to the beginning of your tenancy.

These monies are taken as security for the Landlord in case of a breach of the agreement. They are held throughout the duration of the tenancy (either by us or the landlord direct) & will be registered with a government approved tenancy deposit protection scheme.

These monies are refundable subject to a final inspection of the property at the end of your tenancy. If there is a dispute regarding any end of tenancy deductions that cannot be resolved, a case will be opened with the relevant deposit scheme, who are impartial & independent.

let's get in touch

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RENT, INSURANCE & UTILITY BILLS

Your first rent payment, less the application holding deposit paid, has to be received by us as cleared funds the day before your moving in date. Thereafter, each months' rent must be paid in advance on the same date each month (this date is dependent upon the date it is agreed that your tenancy will start). These monies must be paid through the UK banking system via standing order.



You are required to have contents insurance in place from the start of your tenancy to protect your own belongings & those of your landlord. Thereafter, & throughout the tenancy, you must pay for all utilities & supplies at the property e.g. council tax, water, electricity, gas, telephone, television licence, broadband, etc. It is your responsibility to contact the relevant suppliers directly.

*our Lettings business
was established over
25 years ago*

Managed or

TENANT FIND ONLY



Some of the tenancies we arrange are on a tenant find basis which means that once you've completed all the paperwork, paid the first months' rent & deposit you will deal directly with the landlord throughout the tenancy.



However, if your tenancy is managed by us on behalf of the landlord, you will discuss all aspects & issues arising from your tenancy with us, including repairs & maintenance.



We are also required to visit your property regularly (you can be present at these visits if you want to be) to check that the property & garden (as applicable) are being maintained in accordance with the agreement. Information on the condition is then given to the landlord.



Pet Rent:

Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet.



Pets are only accepted at the Landlord's discretion & this does not mean that this particular property will accept a pet.



Enquiries should therefore be made prior to viewing.



Refundable Application Holding Deposit: One Weeks' Rent

Payable to reserve a property & refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful, these monies will be deducted from your first months' rent

Refundable Security Deposit: Five Weeks' Rent

To cover breaches of agreement. This will be registered & protected with the Tenancy Deposit Scheme (TDS) & may be refunded at the end of the tenancy subject to property inspection.

Tenancy Changes: £50 inc VAT

Subject to Landlord approval. Additional charges may be levied if incurred & reasonable.

Unpaid Rent Interest: @ 3% above Bank of England

Base Rate from Date Due

Early Termination Fees: One Months' Rent

Subject to Landlord approval & acceptance of all tenancy charges until the final termination date.

Replacement Key(s) or Security Device(s) £50 inc VAT

Additional charges may be levied if incurred & reasonable.

Company Tenant Fee: £500 inc VAT

Referencing for one Company entity (identity, financial credit checks & any other relevant information to assess suitability & affordability) as well as contract negotiation (amending &/or agreeing terms) & arranging the tenancy & agreement.

Company Renewal Fee: £150 inc VAT

Contract negotiation, amending & updating term, arranging & providing further tenancy agreement.



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ACCREDITED MEMBERS OF THE FOLLOWING PROFESSIONAL BODIES

- ARLA Propertymark
- ARLA Client Money Protection Scheme
- The Property Ombudsman
- Tenancy Deposit Service



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