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# TENANT GUIDE

*Supporting you every step of your rental journey*

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# 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

If a guarantor is required, they will typically need an annual income of at least 36 times the monthly rent. This ensures they can cover the rent if needed, alongside their own financial commitments.

## 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 and viewed your potential new home, a **holding deposit** equivalent to **one week's rent** is required to begin your application.

This holding deposit will be refunded if the landlord decides **not** to proceed with your application. **However**, it will not be returned if you fail **Right to Rent checks**, decide not to proceed, provide false or misleading information, or do not provide the required information within **15 days**.

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

# DILAPIDATIONS DEPOSIT



If your application for a property is successful, you will be required to pay a tenancy deposit equivalent to no more than five weeks' rent.

The deposit will be held as security for the landlord against any breach of the tenancy agreement, and will be protected within a government approved tenancy deposit protection scheme within the required legal timeframe. You will be provided with the prescribed information relating to the deposit.

The deposit is refundable at the end of the tenancy, subject to agreement following a final inspection of the property. Any deductions must be fair, reasonable and in line with the tenancy agreement.

If a dispute arises and cannot be resolved, it will be referred to the relevant tenancy deposit protection scheme for independent adjudication.



# RENT, INSURANCE, UTILITY BILLS



Your first rent payment, minus any holding deposit already paid and correctly applied, is due in cleared funds. We ask that all required payments are settled promptly to ensure a smooth start to the tenancy.



Thereafter, rent will be payable monthly in advance on the rent due date specified in the tenancy agreement. The rent due date will be determined by the commencement date of the tenancy and will remain fixed for the duration of the tenancy.

All rent payments must be made via the UK banking system, and a standing order is the required method of payment.

# 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.



# TENANT FEES

## **Refundable Application Holding Deposit: One Weeks' Rent**

To reserve a property and 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 and protected with the Tenancy Deposit Scheme (TDS) and 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 and reasonable.

## **Company Tenant Fee: £500 inc VAT**

Referencing for one Company entity (identity, financial credit checks and 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 and updating term, arranging and providing further tenancy agreement.

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