

Guide for Prospective Tenants

You will be able to review our standard Assured Shorthold Tenancy (AST) agreement prior to paying any monies to Reid & Dean. To be accepted for a tenancy the income into your household has to be in excess of 2.5 x the annual rent. To proceed with a tenancy we will take a holding deposit of one week's rent and then apply for references on the prospective tenant/s. The referencing company will undertake checks on present and past employment & accommodation and credit history. Each tenant will be required to provide two forms of ID, being a passport or driving licence plus a bank statement, home utility bill etc less than three months old.

At the commencement of the tenancy an inventory and schedule of condition will be provided. Five working days are allowed for bringing any faults to our attention. If any white goods or equipment are provided then they must be tested by the tenant/s during this period. All equipment and furnishings are to be left in the same condition at the end of the tenancy as they are at the commencement. Reid & Dean check that fire alarms are in working order at the start of the tenancy. The tenant/s is/are responsible for checking they work during the period of the tenancy.

Holding Deposit – Equal to one week's rent which will be returned on completion of the AST or set against the first month's rent. The deposit will be lost if the application is withdrawn. The deposit can be held for only 15 days, unless agreed otherwise by the tenant in writing. If the tenancy does not proceed then subject to provisos, the holding deposit will be returned, and within 7 days.

Deposit – Five weeks rent which will be registered with the Tenancy Deposit Scheme. Our Membership number is G07742.

One month's rent in advance - Less holding deposit which will be used as part payment.

Pets – If a landlord agrees to accept a pet then the higher rent as quoted in the marketing materials will be payable.

Permitted payments

During the tenancy circumstances might arise where Reid & Dean will be permitted to make a charge. These include:

- Payment of up to £50 if an agreed change is to be made to the completed tenancy agreement
- Payment of interest @ 10%pa over NatWest base rate for the late payment of rent
- Payment for the reasonable cost of replacing lost keys/security devices
- Payment of any unpaid rent or other costs associated with early termination of the tenancy

Payments to third parties

If applicable and permitted the tenant/s is/are responsible and will pay the provider for:

- Utilities – gas, electricity and water
- Communications – telephone and broadband
- Installation and subscription of cable/satellite
- Television licence
- Council Tax

Redress

Should you have cause to complain about the service received from Reid & Dean then in the first instance contact us. If we cannot resolve the matter then refer to PRS which is a redress scheme. Our membership No is PRS012356.