



N.B. Applicants must be 18 or over

Rent **Security Deposit**

Payable monthly in advance only by **standing order**.

An amount set by the Landlord (up to 2 months rent) and payable in advance - which will be returned on termination of the tenancy agreement, subject to proof of professional carpet clean and flea treatment & deductions e.g. breakages. **Please note no interest is paid on deposits.**

Tenants' Admin Fee

This covers our arrangement costs, cost of reference enquiries and part payment towards preparing the Tenancy Agreement and Housing Act Notices.

It is **£250 including VAT for one or several applicants.**

This is a non-refundable application fee if the prospective tenant withdraws or has given misleading information that cannot be construed as a mistake. There is a further charge of **£50 including VAT** if further new contracts are drawn up or for any reference requests for mortgagees or other companies.

References Required

Applications for a tenancy are independently assessed by a credit referencing agency. An application form is completed and confidentially processed, with a result normally within 48 hours.

If self employed - Where an employers reference is not available we require a reference from an accountant or other financial reference.

Rental Period

Normally six months minimum, including two months notice. Other terms are available by negotiation.

Guarantors/Students Possession

If normal references are unobtainable or unsatisfactory, a guarantor may be required.

Occupation will be granted on the date of commencement of the agreement, providing satisfactory references & relevant monies have been received (Bankers draft payable to Lanes Rentals Ltd).

PERSONAL /COMPANY CHEQUES WILL NOT BE ACCEPTED ON DAY OF OCCUPANCY.

Insurance

The landlord's insurance does not cover tenant's personal effects. These must be insured separately by the tenant.

Petlets.net can offer tenant's insurance, please ask for a quotation.

Repairs

In the event of any repairs being necessary during our normal **(Full Managed Property)** office opening hours, Petlets.net **MUST** be informed immediately. Please contact the branch. Unauthorised repairs, i.e. not approved by Petlets.net will be investigated and may be referred to the tenant for payment.

Non Managed Lettings

Where Petlets.net are not responsible for management of a property, all deposit monies will normally be forwarded to the landlord, who will be responsible thereafter for the monies.

Petlets.net responsibility for the let is terminated at the commencement of the agreement.

Telephone/Broadband

Due to unprecedented changes in Telecoms, many B.T. lines have been changed to other providers e.g. Talk Talk, Virgin, Orange etc. and consequently there **MAY** be charges of over £100 to switch over to another provider or re-connect to B.T. Lanes Rentals strongly recommend you investigate before reserving a property if you intend to use a telephone point either for calls or broadband. Lanes Rentals will not accept liability for any charges incurred.

