

We are an established local agent and you are safe in hands. We protect deposits with the Deposit Protection Service (DPS) and we are registered with The Property Ombudsman. Our application referencing procedure complies with current legislation including Section 22 of the Immigration Act 2014.

Initial Fees

We do not take application fees. To secure a property you will be required to pay a holding deposit (in accordance with the Tenant Fees Act 2019) as detailed below:

Rent £350 to £429 pcm	Holding Deposit = £75 Payable by bank transfer
Rent £430 to £599 pcm	Holding Deposit = £100 Payable by bank transfer
Rent £600+ pcm	Holding Deposit = £125 Payable by bank transfer

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Pets – Pets are not generally accepted. Where a pet is accepted the rent may be increased by 5% per calendar month, subject to a minimum of £25pcm.

Prior to moving in you will need to pay:

- First month's rent
- Tenancy deposit (usually one month's rent, although a larger deposit may be required for some landlords)

Once you have viewed a property and paid the application fee, you will be required to provide the following:

- Proof of identity (passport or national ID card)
- Visa or work permit (if applicable)
- Proof of address (e.g. utility bill dated within the last three months)
- Completed application form and reference consent
- Bank Statements (three months)
- Other supporting documents if requested (e.g. proof of income that must show at least 2.5 times the annual rent)

After moving into the property you will be responsible for paying utility bills, council tax, TV licence, telephone, broadband, etc.

GDPR General Data Protection Regulations

Information supplied by our clients will be held in accordance with General Data Protection Regulation (EU2016/679) and any subsequent Data Protection laws. This information may be used or shared with utility providers, local authorities, credit reference agencies (for purposes of administration) including debt recovery, legal advisors, contractors, any other third parties with legitimate interest, HMRC or any person investigating a crime. We may record Special Categories of Data as described by GDPR. We will not sell your information for marketing or other purposes, but we may send you information and marketing that we believe to be of interest to you. You may opt out of our marketing at any time by contacting us in branch or online. You may also ask for a copy of information held and this information may be amended, upon request, if it is found to be inaccurate.

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