

TENANT INFORMATION

The following are the most frequently asked points when Tenants are considering renting a property: -

1. Application for a Tenancy

Each applicant wishing to take up a Tenancy and Guarantor, if required, must complete a Hunt & Nash application form and an online application with the credit referencing agency. We normally receive a report within five working days. It is essential that you have **all** the information and supporting documents with you when completing the form.

- You must provide proof of identity, residency at your current address and right to reside in this country by producing one of the following:-
 - A British or EU Passport OTHERWISE a nationally recognised photo ID AND proof of right to reside in this country
- AND** any one of the following:
- A utility bill no more than 3 months old **or**
 - A recent Council Tax bill **or**
 - A recent Bank Statement **or**
 - A signed and dated letter from your employer showing your name and position within the company.

2. Energy Performance Certificates

An EPC for the property is be available for inspection and a copy will be given to you.

3. Rent

All rents are payable in advance **by standing order only** and due on the same day of the month as the commencement of the Agreement. The first months' rent is payable by **electronic bank transfer** prior to the day of first occupation. We ask for a holding deposit of one weeks' rent on application (for the property to be withdrawn from the market) which will form part of the first months' rent.

4. Deposit

The deposit, equal to 5 weeks' rent, is payable by **electronic bank transfer** only, to be in our client account two working days prior to occupation.

Hunt & Nash are members of the TDS (Tenancy Deposit Scheme) and all deposits paid to us will be held in a special clients' account and registered with the TDS. Information about the TDS and the Prescribed Information will be supplied with the Tenancy Agreement. A few Landlords register deposits under the DPS (Deposit Protection Service).

5. Return of Deposit

Tenants have a responsibility to leave the property in the same condition as at the start of the tenancy and as stated in the Inventory and check-in report. The cost of correcting any damage or deterioration, with the exception of fair wear and tear, will be deducted from the deposit which is then refundable provided that:

- Your rent is paid up to date.
- The property has been returned in the condition as at check in.
- All items listed in the inventory are present and in the stated condition.

6. Inventory

At the beginning of the tenancy an inventory will be carried out at check-in. We use independent Inventory Clerks thus ensuring that their findings are impartial.

For further information please contact

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