



Application Process

Once you have found a property you would like to rent please contact our team to arrange a viewing.

If you would like to proceed with an application for the property you will be asked to complete an online application/credit check, this will need to be completed by each adult intending to move into the property. You will be asked to confirm your consent for reference/credit checks to be obtained in writing prior to the checks being carried out.

You will be provided with a draft copy of the occupation contract (six-month fixed term as standard unless otherwise agreed) and we strongly advise that you read through the draft contract thoroughly so you are aware of what your obligations will be under the occupation contract.

Reference and credit checks are carried out to ensure that you are a suitable candidate for renting and will be carried out by an external referencing company. The checks will include employment checks, previous landlord checks as well as Right to Rent checks where applicable. You will also be asked to provide photographic identification for all applicants and proof of residency such as a utility bill or bank statement dated within the last three months. For applicants who are unemployed, then other income may be considered such as benefits, pension, investment income etc. If you are unable to demonstrate enough income for the affordability required or there is adverse credit on your file then you may be asked to provide a guarantor. If a guarantor is required then they will also need to complete an application and confirm their consent to reference/credit checks being carried out.

If your application is successful you will be provided with a copy of the occupation contract electronically via Adobe Sign for your electronic signature provided you have consented to sign and receive documents electronically. You will also receive an invoice for the first month's rent and deposit.

Your initial payment for rent and deposit will need to be made by bank transfer into our designated client account and funds will need to be cleared at the commencement of your contract. Future rent payments to be made by standing order unless otherwise agreed.

If you have any questions regarding the above then please speak to our team who will be happy to answer any of your queries.