

01223 819300

info@rahlettings.co.uk

Dukes Court
54-64 Newmarket Rd
Cambridge
CB5 8DZ



Monies Due (all fees subject to VAT at the current rate)

		VAT
Deposit (One months rent + £200)	£ _____	N/A
<i>(This will be refunded at the end of the tenancy, subject to any agreed dilapidations).</i>		
Rent (Apportioned)	£ _____	N/A
Tenancy Administration Fee	£225.00	£
Checkout Charge (variable due to size)	£	N/A
Pet Fee (where applicable £100)	£	£
Sub Total	£	£
Less holding Deposit	£200	Received ____/____/____. Card/Cash/Cheque
<u>Total due including VAT</u>	£	
		<u>Payable on or before</u> ____/____/____.
		In the manner specified overleaf.

Checkout Charges
All are in £'s and include VAT.

	Unfurnished	Furnished
1 bedroom	71.00	94.00
2 bedroom	83.00	118.00
3 bedroom	94.00	141.00
4 bedroom	118.00	165.00
5 bedroom	153.00	188.00

I agree to all terms and costs/fees, as noted above.

Signed: _____

Position in company: _____ Date: ____/____/____

Signed on behalf of Redmayne Arnold & Harris: _____

01223 819300

info@rahlettings.co.uk

Dukes Court
54-64 Newmarket Rd
Cambridge
CB5 8DZ



Company Application for Property

Name of company: _____

Name(s) of residents: _____

Property Applied for: _____

Proposed moving in date: ____/____/____. Agreed Rent: £_____ per calendar month

Term of Tenancy: _____ Months (minimum of 6 months),

should you wish to vacate prior to the end of your fixed term i.e 6 months, there will be additional charges for readvertising & you will be responsible for rent until such time as you can be released from the tenancy.

The application for this property is subject to references, contract and the Landlord's approval.

Once this application form is completed and all terms and costs/fees are agreed, Redmayne Arnold and Harris will need to obtain satisfactory references on the company who will be renting the property. A separate reference form will need to be completed by an authorised signatory from the company and returned to our office within three working days of the holding deposit being received.

Prior to keys being released for a property we will need copies of the residents and authorised signatory's passports and one proof of address for the companies most recent UK address (not a mobile phone bill).

Should you decide to withdraw your application once we have started the referencing process, or if the references are unsatisfactory, the holding deposit **will not be refunded**. However, if for any reason the landlord does not proceed with the let, the holding deposit will be refunded in full.

Rents on all fully managed properties are required on the 1st of each month and must be paid by standing order from one account after the initial payment. Therefore if you commence your tenancy prior to 15th of a month, the rent due for the first month will be an apportioned amount, to be calculated by the property manager, and the first full rent will be due on the 1st of the following month. If you move into your property on or after 15th of a month, you will again pay an apportioned rent plus the whole of next months rent.

The deposit required will be one months rent plus £200 and will be held in a separate deposit account. An independent inventory and schedule of condition will be carried out at the start of the tenancy, this will be checked at the end of the tenancy by the same company (there is a charge for this dependant on the size of the property). Should there be any discrepancies between the two, any costs for rectifying anything other than fair wear and tear and landlords maintenance will be deducted from the deposit.

Cleared funds are needed prior to the commencement of the tenancy. We accept bankers draft, personal cheque (these need 5 working days to clear) or card, however there is a £1 per transaction charge for debit cards and a 2% per transaction charge for credit cards. **Please note we do not accept American Express cards.**

If you wish to terminate your tenancy at the end of the fixed term, one months prior notice, in writing will be required.

You will be advised as to whether the property you would like to rent is a 'Let Only'. If this is the case, the following will be discussed with you in more detail. At the start of the tenancy you will be given the Landlord's contact details and they will deal with any issues you may have throughout your tenancy. After the first month, the rent will be paid directly to the landlord each month. There will be no apportionments, landlords bank details will be passed to you. When you wish to vacate you must serve notice to the landlord. Redmayne Arnold and Harris are unable to become involved in any issues between the Landlord and Tenant on a 'Let Only' property.