

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 Agreement Fee	£85.00	£
Reference Fee (£30 per person)	£	£
Checkout Charge (variable due to size)	£	N/A
Pet Fee (where applicable £50)	£	£
Sub Total	£	£
SUB TOTAL INCLUDING VAT	£	
Less Holding Deposit	£200 - Received ____/____/____. Card/Cash/Cheque	
<u>TOTAL DUE INCLUDING VAT</u>	£ _____	
	Payable on or before ____/____/____.	
	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: _____

_____ Date: ____/____/____

Signed on behalf of Redmayne Arnold & Harris: _____

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Application for Property

Name(s) of all proposed applicants: _____

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.

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 all people who will be living at the property who are 18 & over. A separate reference form will need to be completed by each applicant 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 all applicants' passports and one proof of address for your 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. If you have a low income or are a student, a guarantor will be required, **this person must be a UK resident, a homeowner and in full time employment**. Should you be unable to obtain a suitable guarantor, you will be required to pay 6 months rent in advance.

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, as we are a member of the Tenancy Deposit Scheme (TDS). The deposit is held as Stakeholder. Further information will be available on your tenancy agreement, but each tenant will be required to sign a document agreeing to the deposit being held this way.

Cleared funds are needed prior to the commencement of the tenancy. **There will be a charge of £10 + VAT cash or cheque handling fee, for any funds received in this way.** 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.

Should you require a reference for a mortgage application there will be a fee of £35+VAT chargeable before the reference can be completed.