

Requirements Before Start of Tenancy

7 Vaughan Street, Leicester

THE APPLICATION PROCESS IS AS FOLLOWS:

1. Email us your full name, email address and phone number.
2. We need proof of your Right to Rent in the UK. If you have lived in the UK since birth the easiest way to do this is with a British or Irish passport (current or expired), please send us a copy. If you have moved to the UK the easiest way to do this is for you to use this website and provide us with the code: <https://www.gov.uk/prove-right-to-rent>
3. Once we have the information above, we will send you our bank details so you can BACS us the required £50 holding deposit. This will mean that no-one else is shown the room and this money will be deducted from your first month's rental payment, once you have passed the referencing checks. If you don't pass the referencing checks you will receive your deposit back, but if you decide not to proceed with the tenancy then we will retain the holding deposit.
4. We require reference and credit checks for the tenant applying to live at the address and also on a guarantor if you are on lower income. We use the details you provided above (full name, email address and phone number) to do this. Open Rent perform the checks on our behalf which include: Credit Check; Linked Address, Identity & Fraud Information; CCJs, IVAs, Bankruptcy etc. and other court information; Right to Rent Check; Affordability Rating; Previous Landlord Reference; Employers Reference; This will take an average of 3-5 Working Days (but can be faster if responses are received quickly from your employer and current/previous landlord).
5. If everything is okay with the reference checks we will move forward with the tenancy and arrange a date and time to sign the Assured Shorthold Tenancy Agreement and Inventory. Just before this happens we will require the deposit and the remainder of the first months rent in full by bank transfer. Your deposit will be held by the Deposit Protection Service.

Please return all information to the email address provided above. All information received will be treated in the strictest confidence.

Thank you.

If you would like a copy of the contract to look over before you sign please provide your email address and we will send you a copy.