



**WEST WALES
HOME RENTALS**

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GUIDANCE FOR PROSPECTIVE TENANTS.

Thank you for your recent interest in our Rental Properties. Please find the following information should you wish to apply.

PLEASE

READ THE FOLLOWING INFORMATION CAREFULLY

- Once you have paid your Holding Deposit **(see below)* we will instruct a company called Let Alliance to commence tenant referencing, who will send you an application via email for you to complete.
- Please advise if you have had any CCJs or have been bankrupt previously, as this could mean you fail the referencing process, and would not be able to take the property, and would forfeit the holding fee. If false information has been provided, the agent reserves the right to retain your holding deposit in full.
- You will need to supply your employment details and current landlord information.
- **Authorisation** – Some employers ask for proof of authorization that we can contact them on your behalf.
- **Guarantor** – Occasionally a guarantor will be asked to be put in place for the duration of the tenancy, they will be responsible for the rent and bills if defaults occur. This nominated person must be a home owner, in full time employment or in receipt of a private pension and referencing will be

required in the same way.

- **Standing Order Form** – This is for your further rental payments. It is a condition of your Tenancy that a standing order be set up and maintained throughout your tenancy to pay your rent.
- **Initial Rent and Bond** must be paid by bank transfer.
- **Nil Deposit Scheme** - If the Landlord agrees, you may take up the option of a Nil Deposit Scheme through Let Alliance (*please request a leaflet*)
- Once the referencing is complete, we will receive a report from Let Alliance to advise if your application has been accepted or declined. We will then pass this information on to the landlord and advise you immediately.

Please note: Smoking is strictly prohibited in all of our rental properties.

***A HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT IS REQUIRED TO SECURE THE PROPERTY**

First month's rent and deposit must be paid at least 48 hours before the tenancy start date. An appointment must be made to sign the tenancy agreement. The tenancy agreement must be signed within 15 days of the holding deposit being received. The 15 day deadline maybe extended if agreement is provided in writing by all parties.

All payments must be made via bank transfer, our details are as follows: Barclays Bank
West Wales Home Rentals/ Clients Account
Account number: 10720682
Sort Code: 20-37-82
Property Ref: **(Address of Property:**
.....)

Any questions please speak to any member of the team on **01437 762288** or email your query to:

info@westwaleshomerentals.co.uk

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