



WEST WALES HOME RENTALS

40 High Street
Haverfordwest
Pembrokeshire SA61 2DA

Tel: 01437 762288 Fax: 01437 761377

Email: info@westwaleshomerentals.co.uk

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 Canopy to commence occupant 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 contract, 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 Contract that a standing order be set up and maintained throughout your contract to pay your rent.
- **Initial Rent and Bond** must be paid by bank transfer.
- **Referencing may request a fixed term payment in advance, if affordability is not met.**
- Once the referencing is complete, we will receive a report from Canopy 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.

Please note West Wales Home rentals will not take responsibility for the presence or quality of any phone or broad band .

***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 5 business days before the contract start date. An appointment must be made to sign the Occupational Contract. The Occupational Contract 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

NE Rentals

Account number: 10720682

Sort Code: 20-37-82

Property Ref: **(Address of Dwelling:**)

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

info@westwaleshomerentals.co.uk

West Wales Home Rentals.

