Brief history of your details

Address of property being applied for: 34 Hadrian Drive Redhills Exeter

Full Name (Print) ~~Mr / Mrs~~ / ~~Miss~~ / ~~Ms~~ Samantha Kibble

Phone numbers - mobile: 07795076639 **- work:** 01752 222748

Current Address: 13 Daisy Links Exeter Devon EX4 2PZ.

Email Address (Print): SLK2602@hotmail.com

Date of birth: 26/02/1985

Self employed: ~~Yes~~ / No **Employer:** J Sainsbury Plc

Annual salary: £26,510

Amount of rent you wish to be referenced for: Full £550 **or Share £**.....

Any adverse credit history (i.e. CCJ's etc..) None

Any children: ~~Yes~~ / No **(If yes, how many, their ages and gender)**

Any pets: ~~Yes~~ / No **(If yes, please advise type and quantity)**

Smoker: ~~Yes~~ / No **Is Guarantor a homeowner:** Yes / No

Preferred date for occupation: When Property becomes available.

Please sign below to say that you have read and agree to the details on this form.

Signature ..... **Date** 8th May 2014

Whilst all the information provided is believed to be correct, it is not guaranteed to apply in each and every case and applicants must satisfy themselves by perusal of the relevant documentation or otherwise as to the actual terms of the specific tenancy.
The handing of this information sheet to a prospective tenant does not constitute or form any part of any offer or contract.
By signing this document you are agreeing to Bradleys terms and charges as set out in the guidance notes overleaf.

GUIDANCE NOTES FOR NEW TENANTS

Please read and return these notes signed, along with the appropriate reference fees, proof of current address (i.e. utility bill) and photo ID (i.e. Passport or Driving Licence).

ACCEPTING A PROPERTY

Properties are accepted on an 'as seen' basis and any issues raised will need to be dealt with prior to references being undertaken.

Upon accepting a property, credit checks and references must be run. There is a non-refundable charge of £75 plus VAT per person. This must be paid by cheque payable to 'Bradleys'. Without this payment we cannot begin to run the checks, which usually take around seven days to complete, In some cases it can take up to an additional two to three weeks. Should a guarantor be needed this may also affect the time taken to complete referencing.

Our referencing agency requires that you are earning two and a half times the monthly rent, on average. If you have insufficient earnings to support the rent, you may need a guarantor, who will be liable for the terms of your tenancy. A guarantor should be a homeowner, earning three times the monthly rent. Guarantor references are an additional £20.00 plus VAT each.

Please note that ALL intended occupants of the property over the age of 18 will need to complete one of these forms to be referenced, regardless of their employment status.

Subject to references being acceptable, only then will a suitable date be chosen for your occupation of the property. We will of course endeavour to meet your preferred move in date.

FEES & DEPOSIT

Reference fee	**£75 +VAT (£90) per person**
Guarantor Reference Fee (if required)	**£20 +VAT (£24) per guarantor**
Tenancy Agreement & Arrangement Fee	**£90 +VAT (£108) per property**
One month's rent in advance	**and...**
The Deposit	**Equivalent of one month's rent plus £100 (or more if requested by Landlord)**
Termination & Check-out fee	**£65 +VAT (£78) per property (paid at end of tenancy following a Bradleys inspection)**

MOVING IN

On the pre agreed move in date you will need to come into the office to collect the keys and sign for the Schedule of Condition.

All fees must be paid in advance. A bank transfer should be sent for the deposit (unless a Tenant Find only property) and the first month's rent payable to Bradleys, c/o Nat West Bank Exeter Sort: 56-00-49 Account No: 25096230.

A banker's draft is also an acceptable form of payment.

A personal cheque or building society cheque is only acceptable for the reference fees, the deposit and the first month's rent, if paid ten days or more in advance of entry.

Funds must be cleared and the Tenancy Agreement should be fully signed 3 days prior to entry date, otherwise access to the property may not be permitted.

All payments for the monthly rent must be paid by standing order and rent will be due on the anniversary date of the start of the tenancy.

You will need to arrange property contents insurance for the duration of the tenancy. Bradleys will be able to provide you with a competitive quotation. Would you like a quote: Yes / No

In order to terminate the contract, one month's notice must be given prior to the rent due date. The property cannot be vacated before the end of the fixed six-month contract unless agreed.

Please ask for a copy of this document to save for your future information.

Signature ..... **Date** .....