

Property Criteria and Application Process

Once you have viewed the property and if you wish to register your interest, please email the requested information to lettings@townsandcrawford.co.uk

Please include the address of property of interest
Number of people to reside at the property (are they a family group?)

Also provide, for each tenant:

1. Full name and current address
2. Mobile number
3. Email address
4. Date of Birth
5. **PDF** Copy of passport (and right to rent share code if required)
6. Full annual income details
 - *Note: household annual income required is 2.5 times the annual rental figure*
 - *Confirm you have no CCJs or have entered into Voluntary Liquidation*
7. Confirm if in permanent work
8. Name of employer
9. Length of tenancy required
10. When you could take the property, if successful

Please note if you are self-employed you must be able to provide at least 6 months income history

Right to rent Identification to be provided – copy the following link into a search for details of what to provide.

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1069600/2022.04.12_RTR_User_Guide.pdf

All applications will then be sent to the landlord for consideration and you will be informed of that decision by email.

Towns & Crawford

ESTATE & LETTING AGENTS

If the landlord chooses you to go forward then a holding deposit of £100 will be due within 24 hours, transferred to the bank account details below. If not received the property will be offered to the next applicant

This will be taken into account against your first months advance rental payment.

Note: if you fail referencing or do not take the property on the agreed date this is forfeit.

References from employers, landlords and open banking checks will be carried out

Please note any provided white goods are on a goodwill, no repair basis only.

An initial Fixed Term Contract of 12 months with 6 month break clause is usually offered (landlord dependant) which changes to a Contractual Periodic Tenancy after the fixed term.

Monies due prior to key collection:

1 Months advance rental (minus £100 reservation fee paid) and 5 weeks equivalent security deposit which will be kept in the Deposit Protection Scheme.

These advance monies are due, in cleared funds, no later than 5 days prior to the agreed move in date and include:

Any questions or queries, please contact Marion Crawford or the rental department on 01332 873875

email lettings@townsandCrawford.co.uk

Bank Account details for Holding Deposit and Monthly Rental Standing Order.

Towns and Crawford, Lloyds Bank

Sort Code: 77-22-26

Account Number: 48138460

Mark with property address

Towns & Crawford Estate & letting Agents

48 Main Street - Breaston - Derbyshire - DE72 3DX

Tel: 01332 873 875 Web: www.townsandcrawford.co.uk