

For Let

JAMES SELICKS

LETTING AGENTS



EXECUTIVE LETS AND QUALITY RESIDENTIAL PROPERTY

James Sellicks Lettings provides outstanding property and service to the rental market from executive lets and quality residential property across the county to contemporary city centre apartments.

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Letting a Property with James Sellicks Lettings: Tenant Guidance Notes

Tenancy Application & Property Reservation - £100 inc VAT per application (non-refundable)

- Payable upon submitting completed referencing forms to cover landlord insurance, credit check, employer/accountant references, letting agent/landlord references

Referencing Supporting Documentation

To ensure the referencing process is as quick and efficient as possible please note the following information you will need to provide along with the completed application form:

- 1 x **proof of identity** (passport or photographic driving licence)
- 1 x **proof of address** (utility bills etc) - these must be under three months old
- 1 x **bank statement** - including salary payments or income verification, account number, sort code and bank address
- 1 x **pay slip** - most recent month

Rent

- Payable monthly in advance as agreed
- First month payable on tenancy start date or move in date

Deposit

- One month's rent plus £100 for properties under £1,000 PCM
- One and a half month's rent for furnished properties
- Two month's rent for properties over £1,000 PCM
- Payable upon signing the Tenancy Agreement

Deposit Additional Notes

The deposit is registered with The Dispute Service (TDS) for the duration of the tenancy and is refundable at the end of the tenancy term following the satisfactory completion of a closing inventory, assuming all rent is paid up to date and no disputes arise over the condition of the property.

Photographic Inventory - £150 inc VAT (non-refundable)

- Payable on tenancy start date or move in date