

Tenant's Guide

So, you have viewed a property you would love to rent, what happens next?

No time to Waste - You need to be quick as until this point there may be another applicant going through the same process – and you could be pipped to the post! The landlord will probably ask Honey Lettings and perhaps another agent/s to keep marketing until a tenancy agreement has been signed, so it's really important that you complete all of these stages as quickly as you can.

We'll need an email address for you and anyone else who wants to move into the property, so we can send you a simple online request for some brief information. This will give us some details so we can discuss you being a tenant with the landlord of the property.

If we get the go-ahead from the landlord you will be asked to supply more detailed information via our online system.

Holding Deposit – some landlords may ask for a holding deposit to demonstrate some commitment from you. If this is the case it would be a maximum of one weeks rent and it would be taken when you are submitting your referencing information.

Referencing Criteria - At application stage you will be able to see full details of our referencing criteria but, as a brief guide we will need the following:

- Confirmation of earnings which will need to be 30 times the monthly rent
- If self-employed, an accountant's reference or your last 3 years' tax return
- Details of any adverse credit history that you are aware of
- 3 years address history and landlord/agents details if currently renting
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Tenancy Agreement - On receipt of references that have been approved by the Landlord, a move date is confirmed and the Tenancy Agreement is drawn up. It is important to bear in mind that the date the start date of the contract will become your rent payment date. It will not be possible to change this at a later date. The agreement will be sent to you by email through the same online process. This is a legally binding document setting out the terms of the tenancy ensuring the rights and obligations of the tenant and landlord are adhered to. All parties must read this agreement carefully and sign the agreement by e-signature online.

Deposit - A deposit will need to be paid when you sign the Tenancy Agreement. Usually, this is the equivalent of 5 weeks rent, and is held by The Deposit Protection Service. The deposit may be used at the end of the tenancy to pay for any damage, cleaning or other breaches of the tenancy agreement. Please see our website for more details about the deposit process.

Rental payments - The first month's rent will also need to be paid when you sign the Tenancy Agreement. For ongoing rental payments, the tenancy agreement will detail if you are to make future payments to Honey lettings or to the landlord. We can only accept one payment – not split payments from multiple tenants.

Utilities - Tenants are responsible for the payment of all utility charges such as gas, electricity, water, tv licence and council tax during the tenancy unless otherwise stated.

Move in day - We will arrange to meet either the check in clerk or the landlord at the property, when you will be given the property keys.

Useful Tips

If you want to move quickly to secure the property bring your documents to the viewing. We will need to see your passport or a photo ID driving license and your birth certificate – must be original documents, not a copy.

Get the measure of it – if you already have furniture, measure it first and bring a tape measure along to make sure it will fit. It may not be possible for us to offer second viewings for you to 'measure up'.

We are able to accept payment by debit card or bank transfer but unfortunately, we do not accept credit cards.