



Residential Terms of Business

Proposed Property:

Lead Applicant Name 1:	
Applicant Name 2:	
Other applicants on joint tenancy:	
Guarantor Required? Y/N if yes give name:	

Will there be any occupants under the age of 18? YES/NO

Rent per calendar month	£
Deposit	£
Proposed tenancy commencement date	
For office use only: Deposit received by:	

Rent and Deposit – all rents are payable in advance, usually by standing order or bank transfer. A deposit of the amount stated on the tenancy agreement will be paid in advance of the tenancy starting and will be held against but not limited to damages, dilapidations and non-payment of rent. The deposit is returnable, less such deductions, after the tenancy end date.

Application Process – a formal application must be submitted for each occupant over the age of 18 who wishes to live in the property. All applicants will be named on the tenancy agreement and will therefore be fully and jointly responsible for the property. We allow one week for your application to be returned to us. If not returned within one week, we will move on to the next applicant available. Each applicant must present (in person) two forms of proof of identification with their application. These can be a passport/driving license/bank statement/utility bill. There must be one form of photo ID provided and any bills must be dated within the last three months.

Please note, the signing of an application form/tenancy agreement does not commit Tetris UK to granting you a tenancy.

Affordability – our referencing partner uses an affordability check to assess whether each tenant can afford their portion of the rent. You must earn 2.5 times the annual rent for it to be deemed affordable. E.g. £400pcm x 12 = £4,800 x 2.5 = £12,000.00. You must earn £12,000.00 per annum.

If you are a student, claiming housing benefit or any type of income support, or have not been in continuous employment for the last 6 months you will have to provide a guarantor. Any guarantor will need to earn three times the annual rent in order for them to be deemed suitable and will undergo the same referencing process as the applicant.

Signing the tenancy/taking possession of the property – the signing of any tenancy will usually take place prior to the agreed move in date once an application has been successful. This will take place in our office and on or before this date the deposit and first month's rent must also be paid to us.

Inspections – where we act as the managing agent for the landlord we will carry out routine inspections on their behalf. Generally, the first one is carried out 6 weeks after the start of the tenancy agreement and six monthly thereafter.

N.B – Under Ground 17 of the Housing Act 1996 any fraudulent applications will result in eviction.

Lead Tenant Name:

Signature:

Date:

Declaration & Consent Form
We are delighted to receive your application to rent a property from us. In order to proceed we must obtain references on your behalf and request your consent. PLEASE READ THIS DECLARATION CAREFULLY, SIGN AND DATE BELOW. WE CANNOT PROCEED WITH THE APPLICATION IF YOU DO NOT CONSENT TO THESE TERMS.
I confirm that the information I have given in my application is to the best of my knowledge, true and accurate. I acknowledge and agree to Tetris UK carrying out searches to verify such information and accept that such verifications may include: • Contacting any referee named in any application. • Consulting with credit reference agencies, including passing on credit performance data to such agencies who may share this data with other organisations for credit referencing, crime prevention and other (non-marketing) purposes. • Consulting with the industry sort code directory and account number modulus checker in order to confirm the accuracy of my bank account details. In connection with my application I acknowledge consent that: • Tetris UK shall be able to, if required, pass on any information I have supplied in this form to the landlord • Tetris UK can use debt collection or trace agencies to identify my whereabouts and recover any monies I owe to Tetris UK. I hereby authorise my employer/accountant/landlord or letting agent to provide details of my earning, employment or conduct as a tenant, including details of late payments or rental arrears, for the purpose described above.
Signed:
Date: