



EDWARD KNIGHT

ESTATE AGENTS

Tenant Referencing Criteria and Fees

All applicants must:

Be 18 years or over.
Must be able to provide photographic I.D (valid passport/EU identity card/Full UK driving license) and proof of current address (utility bill/bank statement less than 3 months old).
Be in continuous full-time employment or be self-employed for at least 3 years and be able to provide accountants details or sa302 forms or be able to provide proof of independent means by way of pension administrator or bank statements.
Have a good credit rating. Any CCJ's or similar adverse credit history, including bankruptcies must be declared. Failure to do so will result in automatic failure.
Be able to cover the annual rental commitment 2½ times. This can be a combination of salary and additional income such as pensions or tax credits.
If currently renting, be able to provide landlord and/or letting agent details.

Applicants will automatically fail if and not limited to:

Their application is found to be untruthful.
Their identity cannot be confirmed (Right To Rent check fails).
They have unsatisfied CCJ's, undisclosed satisfied CCJ's are found.
Their credit rating is poor.
Their income to rent ratio is 1.4 times the annual rent or below.
They are given a bad landlords reference.

Applicants will require a Guarantor if and not limited to:

Employment is deemed to be unsecured.
They have declared satisfied CCJ's or your credit rating is not high enough to pass.
Their income to rent ratio falls between 1.5 and 2.4 times the annual rent.
They have been self employed for less than 3 years or cannot provide 3 years sa302 forms.

Guarantors must:

Pass the same criteria as a normal tenant.
Be able to cover the annual rental commitment 3 times.

Our references are undertaken by an independent referencing agency and we will be bound to stand by their decision. We will assess each reference before submitting them and will advise you to the best of our ability as to its likely outcome. However, we accept no responsibility for references that are unsuccessful.

Pre-Referencing Fees:

Admin charge for one applicant is £200.00 inc VAT. £320.00 inc VAT for 2 applicants.
Company Lets £350.00 inc VAT.
Each additional tenant or guarantor is £120.00 inc VAT.

Admin fees must be cleared before the references can be submitted. Fees are non-refundable once paid, regardless of whether references have been applied for or not.

Additional Fees:

Tenancy agreement fee: £100.00 inc VAT per property, payable on move-in.
Renewal fee: £60.00 inc VAT, payable every 6 months or £100.00 every 12 months.
A check out charge of £60.00 inc VAT is payable at the end of your tenancy and further details of this will be in your tenancy agreement.

Deposit:

Once acceptable references have been obtained, you will pay a deposit normally equivalent to one months rent. This can vary depending on the property and your circumstances. This will be protected in the DPS tenancy deposit scheme and confirmation of this will be sent to you after the tenancy has started. The deposit must be cleared before the tenancy can begin.
Credit cards not accepted.

Rent:

One month's rent must be paid in cleared funds before the tenancy can begin. Attempting to pay the first months rent by personal cheque or credit card on the day you move-in will result in a delay whilst the cheque clears or you pay in cleared funds. **Credit cards not accepted.**



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