

Howard Young



Residential

## Lettings List

Should you wish to view these properties

Please contact us by calling our free phone number

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If you do not see the property you want

Call or email to register for the latest updates

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**CALL FREE ON:**

**0800 026 3525**

## **NOTES FOR NEW TENANTS**

To secure a property prior to tenancy a Holding Deposit of £200 is payable. Each tenant will also be required to pay a referencing charge of £65.00. Please note the Holding Deposit is Non refundable should you withdraw from the property.

If the Landlord terminates for an invalid reason, then the holding deposit will be refunded. The Holding Deposit is deducted from the first months rent payable on completion.

On all properties you will be required to pay ONE MONTHS RENT IN ADVANCE, A DELAPIDATIONS DEPOSIT PLUS A TENANCY CHARGE OF £70.00, the deposit is normally equivalent to one months rent – all payments should be made by either cash or bankers draft.

**NOTE: From the 6<sup>th</sup> April, 2007 all tenancy deposits had to be protected in a government-authorised scheme. The Landlord will inform you which scheme he/she will be using.**

Some properties demand an addition Cleaning Bond. The amount of bond is declared prior to commencement of the tenancy. This is held on account by Howard-Young until termination of the agreement and satisfaction by all parties that it can be returned. A cleaning list is checked on commencement and vacation. Should professional cleaning be required, then this will be deducted from the Bond.

References will then be taken, and in most cases a credit search: References include Employers, Previous Landlord, Personal and Bank. A fee is payable to cover a bank status enquiry/reference. Please read on for further referencing criteria:

### **EACH APPLICANT MUST:**

- Have been working continuously in full-time employment for at least six months, or in the case of graduates in new employment, be able to provide a formal contract of employment for our files. If work is of a temporary nature through a recognised agency, proof of 12 months continuous earnings must be provided.
- Have a good credit history.
- Have good references from a previous Landlord/Managing Agent (if applicable).
- Earn a gross salary which equates to at least three times the annual rental commitment.
- Provide a satisfactory bank reference or in the case of building societies – statement of fact or copies of last 3-6 months statements of copy of Pass Book.
- Be able to prove residency at current address by way of Voters Roll, utility bill, copy of drivers license, credit card or mobile telephone statement. If you have lived at your current address for less than three months, you must be able to prove residency at the previous address.

- Foreign Nationals must be able to prove continuity of employment either in UK or abroad and provide a contract of employment for their current post in the UK equal to the tenancy term.
- **For Company Applications** – All companies must be Limited and registered at Companies House with annual returns and accounts up to date. New Companies with no filed information will require a Directors Guarantee. Non Limited Companies are treated as individual applications.

**AN APPLICANT WILL NEED A GUARANTOR WHEN:**

- The applicant is a student.
- The applicant has now been working continuously in full time employment for six months or a graduate in new employment.
- When the individual rental commitment is more than 50% of the annual gross income.
- The applicant has recently arrived from overseas looking for new employment. Each case will be treated individually and contracts of employment will be required along with copies of work permit (if applicable).
- Has an adverse credit history which has been declared.

**EACH GUARANTOR MUST BE:**

- A property owner in the UK
- Have a good credit history
- Be in employment or in receipt of pensions.
- Earn a salary which equates to twice the annual rent.
- Be able to provide written consent and bank references as well as signing a guarantor agreement.

**AN APPLICANT WILL BE DECLINED WITHOUT THE RIGHT OF APPEAL IF:**

- The applicant has adverse references from Employer, Bank of Landlord/Managing Agent
- Has any undisclosed adverse credit history (Bankruptcies, CCJ's etc.)
- Should you not be able to supply sufficient information.
- Is a non public quoted company renting property in the company name.

ALL APPLICANTS MUST SHOW AT LEAST TWO FORMS OF IDENTIFICATION (ONE BEING A PHOTO ID) WITH CURRENT/PAST ADDRESSES AND PROOF OF SIGNATURE.

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PLEASE NOTE THAT FULL DETAILS AND INTERNAL  
IMAGES OF ALL OUR PROPERTIES CAN BE VIEWED  
ON [www.howardyoung.co.uk](http://www.howardyoung.co.uk)

**DUE TO THE HIGH DEMAND FOR PROPERTIES  
PLEASE CALL FOR AVAILABILITY**



**LABURNHAM AVENUE, DARTFORD, DA1  
£850 P.C.M.**

Recently refurbished three bedroom semi detached house

close to all transport links. Luxury Kitchen  
and shower/bathroom. Lounge, private gardens. Double  
glazing, central heating. Available now

**LET BY**



**WOOLBROOK ROAD, BRAEBURN PARK, DARTFORD  
£1200 P.C.M.**

Nicely presented three bedroom detached house on private  
development. Unfurnished with Entrance Lobby, Lounge, Fitted  
Kitchen/Breakfast Room, Main bedroom having ensuite shower  
room, ~Family bathroom. Garage, gardens and driveway

Available Feb/March

**LET BY**