

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 £50.00. 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.**

The Inland Revenue Stamp Office requires all agreements to be stamped. This is chargeable to the tenant and you will be informed prior to signing the Tenancy Agreement of how much this charge will be. Detailed information on this matter is available in our offices.

Some properties demand an additional £100 as a Cleaning Bond. 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: 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.

**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 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)**



**PINEWOOD PLACE, BEXLEY PARK, DA2  
£300 P.C.M. INCLUSIVE**

**House share bills included.** single room available in large town house. Nicely furnished and decorated with luxury fittings and fixtures. Share of Lounge, Kitchen/dining room and bathroom. Must be dog lover Available now



**PINEWOOD PLACE, BEXLEY PARK, DA2  
£400 P.C.M. INCLUSIVE**

**House share bills included.** Large double room available in large town house. Nicely furnished and decorated with luxury fittings and fixtures. Share of Lounge, Kitchen/dining room and bathroom. Must be dog lover Available now

Awaiting photo

**ELTHAM HIGH STREET, SE9  
£450 P.C.M. INCLUSIVE**

**Room let..bills included.** Double room in flat over shops. Share of kitchen and bathroom. Professionals only and couple OK.



**ELTHAM HIGH STREET, SE9  
£550 INCLUDES WATER/COUNCIL TAX**

Newly developed studio flat over supermarket in Eltham, Close to Station etc., Unfurnished(Pt) with Studio room, open plan kitchen and shower room. . Available now



**MAPLEHURST CLOSE, BEXLEY PARK, DA2  
£675 P.C.M.**

Luxury one bedroom 2<sup>nd</sup> floor purpose built flat located over offices and near local shops. Part or unfurnished with Entrance Hall, Lounge. Fitted Kitchen, double bedroom and bathroom.. Available now

Awaiting photo

**CRAIGTON ROAD, ELTHAM, SE9  
£900 P.C.M.**

Two double bedroom ground floor maisonette close to local shops and schools. Good order throughout with entrance Hall, Lounge, modern fitted kitchen and bathroom. Own small garden. Available end April

Awaiting photo

**DOVER PATROL, SE3  
£925 P.C.M.**

Refurbished and spacious mid terraced modern house in quiet private development. Comprises: entrance Hall, Fitted kitchen with appliances, Lounge/Dining Room, two bedrooms and bathroom. Private gardens and parking. Available now



**ANDREWS PLACE, ELTHAM, SE9  
£925 P.C.M.**

Lovely top floor (penthouse) purpose built apartment. Refurbished throughout with Entrance Hall, Modern kitchen with appliances, Lounge with balcony, double bedroom with ensuite shower room and balcony, second double bedroom and bathroom. Residents parking. unfurnished



**OAKLANDS ROAD, BEXLEYHEATH, DA6  
£950 P.C.M.**

Three bedroom mid terraced period house within walking distance to Bexleyheath Broadway and close to Station. Deceptively spacious with porch, entrance Hall, Lounge, Dining Room, Modern fitted Kitchen, Utility Room, downstairs bathroom, three bedrooms. Garden