

Tenancy Information

We would like to provide clarity on the fees that may become payable during a Tenancy. Before you book a viewing, you should understand the following so please feel free to contact us if you have any questions.

Acceptance of any offer will be subject to contract, referencing and immigration checks. You will need to pay the Rent and Deposit that are due under a Tenancy Deposit.

Referencing and Right to Rent Checks - You will be asked to complete an application before referencing can be undertaken. You should provide two forms of identification (Passport, Driving Licence, Student Identification, VISA, Resident Permit).

We may carry out checks against the credit file and public records of the individual, confirmation of full-time student status, an Anti-Money Laundering check, confirmation of employment and salary details, confirmation of previous tenancy details and right to rent checks. Reporting the results of all those checks to your prospective Landlord to see if your application is acceptable.

Financial Guarantor - You should be aware that you will need a Financial Guarantor and they will need to complete a Guarantor form. There are requirements that will need to be met by the Guarantor and they will need to (1) Be a UK homeowner (2) Be over the age of 25 (3) Have a clear credit history (4) Confirmation of earnings equivalent to a minimum of 3 times the annual rent (5) Be able to provide proof of identification and proof of residence (6) Be willing to take on the obligations in the tenancy agreement provided to the tenant.

We will be required to carry out certain checks on the Financial Guarantor. These may include a Landlord check, credit file and public records check, confirmation of employment and salary details and accountant reference confirmation (self-employed).

Security Deposit - A deposit equivalent to a month's rent plus £100 on flats (up to two bedrooms) or, on a House of Multiple Occupation, a deposit equal to a month's rent plus £50 extra, per bedroom. This will be required to be paid at the contract signing.

The Renting Homes (Fees etc.) (Wales) Act 2019 permits certain fees/ charges to be made where a tenant has defaulted on or breached their obligations under their Tenancy Agreement.

Tenant permitted payments

Rent Payable - monthly in advance (unless agreed otherwise).

Security Deposit - Payable before the start of the Tenancy and held under a Government approved scheme for the duration of the agreement. It will be repaid in full provided all Tenancy obligations have been fulfilled.

Holding Deposit - Equivalent to one week's rent. The Landlord and Agent are not required to repay the Holding Deposit if the prospective Tenant: fails to enter into a contract before the deadline for

agreement: provides false or misleading information to the Landlord or Letting Agent: fails to take all reasonable steps to enter into a contract before the deadline for agreement.

Default Payments - If the Tenant breaches the Tenancy Agreement they will be liable to the Landlord for any losses the Landlord suffers.

Council Tax - Payable to the billing authority if the Tenant is liable.

Utilities - Including water, sewerage, gas (or other heating fuel) and electricity. Payable in respect of the dwelling, and if required in the Tenancy Agreement. This may be payable to the Landlord or to the utility provider.

Television Licence - Payable if the contract holder is required to make a payment to the British Broadcasting Corporation under the Tenancy Agreement.

Communication Services - Payable to a provider of: internet, cable or satellite television, telephone services other than mobile if the Tenancy Agreement requires the payment.

2let2 Ltd is also a member of the PRS (Property Redress Scheme) & hold client money protection insurance with SafeAgent.