



Residential Lettings, Management & Commercial property agent.

DARREN WYNN

Residential property application form & tenants fee's

This form is used for a tenant to apply for a property to let. It must be read and completed in full for our team to process your application. Please ensure that all information provided is correct. Each tenant over 18 will be required to complete a copy of the form.

Property address being applied for :

How soon can you begin the tenancy:

To reserve the property, we require a holding deposit equivalent to one week rent. This will hold the property for a total of 15 days and within that time, you will be required to enter into a tenancy agreement. An extension may be arranged with the landlord upon agreement.

Once the reference and credit checks are complete, a mutually agreed proposed tenancy start date can be arranged with the landlord.

If you require a guarantor, please advise a member of staff prior to applying.

A copy of the draft tenancy agreement and accompanying documents will be sent to you via email for your review prior to the tenancy commencement date. Any queries relating to the agreement must be raised with a member of staff prior to the tenancy commencement date.

The first months rent and deposit must also reach our client account prior to the tenancy commencement date. If we are the managing agent, your deposit will be placed in the deposit protection service by a member of our team. Your landlord is responsible for lodging your deposit with the relevant deposit service if we are not the managing agent.

ALL TENANTS MUST BE PRESENT ON THE DAY OF THE MOVE IN.

Original forms of Identification will be required for our agent to verify and take a copy of. Unless your identification has already been verified and a copy taken by a member of staff at our office.

On the move in day, paper copies of the tenancy agreement and accompanying documents will require signing and dating. A full photographic inventory will be carried out and any inventory queries may be raised on the day with a member of staff (unless agreed otherwise with the landlord).

Some documents you are going to need:

- Photo ID and proof of current address
- Immigration status / share code (if required)
- 3 months bank statements and wage slips etc for proof of income
- Employment contact details and employment type
- Bank statements (3 months)

The tenancy agreement is for a term a minimum term of 6 months.



**Residential Lettings, Management
& Commercial Property Agent**

A trading name of Let Me Now Ltd Est. 2009

01257 367 475
www.darrenwynn.co.uk

166 Chorley Road Adlington Chorley Lancashire PR6 9LQ



Residential Lettings, Management & Commercial property agent.

DARREN WYNN

Residential property application form & tenants fee's

Affordability is demonstrated in examples below.

Rent £400pcm/Income £12,000 and above

Rent £500pcm/Income £15,000 and above

Rent £600pcm/Income £18,000 and above

Rent £700pcm/Income £21,000 and above

Rent £800pcm/Income £24,000 and above

Rent £900pcm/Income £27,000 and above

Should you not be able to meet the criteria set out within this form, or supply the documents required then please do not apply.

Should you fail your application, it is not granted that you will be accepted with a guarantor unless previously agreed before the application process.

If you require a guarantor then they will be required to complete the same process as you.

A separate guarantor application document is available on our website. After the completion of a successful guarantor application, a deed of guarantee will be prepared ready to be signed by the guarantor and witnessed.

A copy of the tenancy agreement will be provided to the guarantor. Guarantors will be liable for all of the commitments relating to the tenancy. All documents in relation to the guarantor agreement must be complete prior to the tenancy commencement. We advise guarantors to be present on the day of the move in.

All reference and credit checks are carried out by a third party on our behalf. A report will be produced on and shared with both landlord and agent.

Upon successful completion of an application, the holding deposit will be deducted from the first rent and deposit payable prior to the agreement tenancy commence date.

By completing this form you understand that the deposit is non refundable, should you supply false information or unable to comply with the criteria set out within this form.



DARREN WYNN

**Residential Lettings, Management
& Commercial Property Agent**

A trading name of Let Me Now Ltd Est. 2009

01257 367 475

www.darrenwynn.co.uk



DARREN WYNN

Residential Lettings, Management & Commercial property agent.

Residential property application form & tenants fee's

Your full name	Current address
Email address	Contact number
Date of birth	Previous address
Do you have any county court judgments / adverse credit / IVA agreements / have you been made bankrupt	If yes please provide details:
Have you been in arrears in the last 5 years	If yes please provide details:
Do you have any pets	If yes please provide details:
Occupation Employer How long have you been employed Is this a permanent employment contract Employer contact details Email Phone Annual income	Other means of income
Current landlord / Agent Name Address Contact number Email	Or other current accommodation details (i.e. home owner etc)
How many children living at the property	
Do you have a right to rent in the UK	Details

I confirm that the information provided is correct. I confirm that I have read and understand the documents content and that if I provide inaccurate information I fail the application and lose my holding deposit. I consent to Let Me Now Ltd sharing my information with third parties in relation to my application and to carry out checks, landlord checks, employment checks, professional references amongst other related checks required to complete my application.

GDPR— I also consent to Let Me Now Ltd sharing my contact information (in relation to the tenancy) with utility providers, the landlord(s), the council, law enforcement agencies and contractors.

Completing this form does not commit the landlord to a tenancy.

Print	Sign
Date	