

# Tenancy Application Form

**Hinckley Real Estate**  
92 Castle Street, Hinckley Leicestershire, LE10 1DD  
Tel: 01455 614448 Fax: 01455 632815

**E Mail: Rent@H-R-E.Co.UK**

## TERMS

**APPLICANTS MUST BE 18 YEARS OR MORE OF AGE AND IN FULL TIME EMPLOYMENT.**

**A non-refundable referencing fee in advance is payable when applying for a property, for anyone over the age of 18. (Fees listed below)**

**Should a tenancy be offered, the cost of providing an Assured Shorthold Tenancy Agreement is to be borne by the ingoing tenant. The current amount payable is £60.00. Should the tenancy continue after the initial tenancy and another agreement needs to be provided then the cost of this will be £30.00.**

**A security deposit the equivalent of 1½ months rent will be required less £100. £100 to be paid into cleaning fund to be refunded if the property does not need cleaning after vacating.**

**Rent is payable monthly in advance. Payment is to be made by standing order into our bank account.**

**The required deposit, one month's rent and agreement fee must be paid in cleared funds before the beginning of the tenancy.**

**SINGLE PERSON     £70.00**

**JOINT TENANTS (not a couple)   £70.00 EACH**

**MARRIED OR ESTABLISHED COUPLES**

**(where one income is sufficient)   £85.00**

**MARRIED OR ESTABLISHED COUPLES**

**(where both incomes are required)   £95.00**



# XL17500

# LetsXL Tenant Referencing APPLICATION GUIDANCE

**Hinckley Real Estate**

Tel: 01455 614 448 Fax: 01455 632 815

## GUIDANCE NOTES FOR PROSPECTIVE TENANTS OR GUARANTORS

### COMPLETING YOUR APPLICATION

To ensure we can provide a quality service please check the application form is fully completed, signed and legible.

#### POORLY COMPLETED APPLICATION FORMS MAY RESULT IN DELAYS

Our 'core' application is two pages long. The third 'optional' page is to be used, with another sheet if required, to provide additional information. Your letting agent may also ask you to complete sections of the third page for their own records.

**IF YOU ARE SELF EMPLOYED, HAVE LIVED AT YOUR CURRENT ADDRESS FOR LESS THAN 3 YEARS OR WORKED FOR YOUR EMPLOYER FOR LESS THAN 12 MONTHS YOU MUST COMPLETE THE RELEVANT SECTIONS ON PAGE 3.**

### HELP US HELP YOU

We appreciate you wish to move into your new home with the minimum of fuss. We will do all we can to efficiently process your tenant reference. However, in some instances employers and landlords (despite our best efforts and daily calls) will delay the process.

You can help by contacting them ahead of time and asking them to deal with our enquiry quickly. In some instances they may also require written confirmation (and a standard letter is enclosed for you to complete).

### PROOF OF RESIDENCY

To verify your credit check we will attempt to locate you on the electoral roll register. Many people now, even sometimes by mistake, add themselves to the 'edited version' of the electoral roll and we are unable to locate them. For this reason we always recommend you provide the agent with proof of residency for your current address.

Your proof of residency must be less than 4 months old and preferably from the following selection:

Utility bill, council tax bill, mobile phone bill, credit card statement or invoice (Visa, Mastercard, Diner or Amex), polling card or a letter from your local council advising you have recently been added to the electoral roll.

### WHY YOU MAY REQUIRE A GUARANTOR

The following list provides examples of why you may be required to provide a guarantor:

- Insufficient income
- Insufficient employment history
- Minor problems reported by your current landlord
- Minor credit problems
- Student or Unemployed
- Unable to provide proof of residency

If you believe you may require a guarantor please discuss it with your agent. On these occasions we recommend you have a guarantor application completed in case it should be required.

Please note that guarantors must be a UK resident, over 21 years of age, earn three times the annual rent and have a clean credit history.

### DATA PROTECTION

LetsXL Limited is registered with the Information Commissioner's Office (No. Z8281652)

Your letting agent will only be able to advise the overall grading we have provided. No additional information will be provided.

**Your data will be fully protected and no details can be used without your permission**

### INCOME ASSESSMENT

We will verify your income levels, normally through your employer, but on some occasions we may ask for additional information. This is usually when there are problems verifying the information or if you are self employed or work for a family business.

We will need to see evidence that you earn 2.5 times the monthly rent. This is increased to 3 times for Guarantors.

### WHY YOU ARE ASKED FOR NEXT OF KIN DETAILS

We require this information for traceability purposes and the details will not be used for any other reason.

### COMPANY APPLICATIONS

Company references are only available for incorporated companies who have filed at least one year's financial information with Companies House.

### STILL NEED MORE HELP?

Your letting agent will be able to assist you with most queries and they are contactable on the numbers noted above.

If your letting agent is not available or they refer you to us you may contact our customer care team by:

Phone: 08453 660 660

Fax: 01492 542 297

Email: [tenant.referencing@letsxl.co.uk](mailto:tenant.referencing@letsxl.co.uk)








**Ref: Tenancy Agreement References requested from LetsXL Limited**

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I  of

hereby authorise you to release to LetsXL Limited information relating to my employment, income or previous tenancies.

Please respond promptly to facilitate processing of my current application for rented accommodation.

Thank you.

Yours faithfully,