

Tenancy Application



Address

Monthly Rent £

Please complete and return this form to Mather Marshall Office or
Email:- stevenagelettings@mathermarshall.com or Email: hatfield@mathermarshall.com

Section 1 - Property Details

Address _____

Postcode _____

Tenancy term _____

Proposed move in date (DD/MM/YY) _____

Monthly rental £ Rent Share for applicant £

Number of applicants _____

Do you smoke? Yes No

Do you have pets? Yes No

If Yes please specify _____

Property Cost Guide

Property Cost Guide

Step 1

Holding Fee(1 weeks rent) £

Step 2 - If your application has been successful :-

1 months rent in advance £

Deposit 5 weeks Rent £

TOTAL £

Less holding fee £

BALANCE DUE £

Section 2 - Tenant's Personal Details

Title _____ First Name _____ Middle Name(s) _____ Surname _____

Date of Birth (DD/MM/YY) _____ Marital status _____

Nationality _____ Passport number _____ EU Passport Yes No

Phone number _____ Email address _____

If you have even been known by another name, please confirm it here _____

Please provide three years address history (If more space is needed please use a separate sheet)

Present Address

Address _____

Postcode _____

Time at this address Years Months

Address status (please tick one)

Owner Rented Living with Parents/ Friends

Other

Landlord / Letting Agent Details

Name of Letting Agent/ Landlord _____

Address _____

Postcode _____

Phone Number _____

Email Address _____

Previous Address 1

Address _____

Postcode _____

Time at this address Years Months

Address status (please tick one)

Owner Rented Living with Parents/ Friends

Other

Landlord / Letting Agent Details

Name of Letting Agent/ Landlord _____

Address _____

Postcode _____

Phone Number _____

Email Address _____



Previous Address 2

Address _____
Postcode _____

Time at this address Years Months

Address status (please tick one)

Owner Rented Living with Parents/ Friends

Other

Landlord / Letting Agent Details

Name of Letting Agent/ Landlord _____

Address _____
Postcode _____

Phone Number _____

Email Address _____

Section 3 - Tenant Credit Information

ADVERSE CREDIT - It is imperative that you declare adverse credit, whether it is satisfied or unsatisfied. Failure could have a detrimental affect on your application.

Do you have any undischarged bankruptcy? Yes No If Yes, please give details below

Have you ever applied for an I.V.A? Yes No If Yes, please give details below

Have you ever previously rented a property? Yes No

Have you ever been in arrears with your rental payments? Yes No How much £

Have you ever been named on a mortgage? Yes No

Have you ever been in arrears with your mortgage payments? Yes No How much £

Have you got, or had, any CCJs? Yes No If Yes, please give details below

Section 4 - Employment Details

Current employment status (please tick one)

Employed (Full/T) Employed (Part/T) Unemployed Student Self-Employed

Agency Worker Independent Means Temp Worker Retired Zero Hours

NOTE - If you are Self Employed, a Director of your own company, Retired or have Independent Means, go to section 5

Name of company _____ Position _____

If Company Director, Company Number _____ Full Time Part Time

Payroll number _____ Start date (DD/MM/YY) _____

Gross salary _____

Address _____
Postcode _____

Reference contact name and position _____

Contact number _____ Email _____

Is your current position going to change in the near future? Yes No If yes, please give details below

Previous employment details (if less than 6 months)

Name of company _____ Position _____

If Company Director, Company Number _____ Full Time Part Time

Payroll number _____ Start date (DD/MM/YY) _____

Gross salary _____

Address _____

Postcode _____

Reference contact name and position _____

Contact number _____ Email _____

Other sources of income

If you have other sources of income then please state these below. Additional income proof will be required.

Overtime	£	Shift allowance	£	London weighting	£
Bonus	£	Car allowance	£	Tax credits	£
Disability benefit	£	Housing benefit	£	Child maintenance	£
Carers allowance	£	Fosterers allowance	£	Child benefit	£
Employment support allowance	£	Guardian allowance	£		

Additional income 1 £ _____ Description _____

Additional income 2 £ _____ Description _____

Section 5 - Self Employment, Director, Independent Means, Retired

Self Employed / Director

Are you a Company Director? Yes No Start date (DD/MM/YY) _____

Annual income Salary £ _____ Dividend £ _____

Have you got proof of income / funds? Yes No

Will accountants be verifying income? Yes No If yes, please complete section above

Have final accounts been prepared? Yes - by accountant Yes - Self assessment No

Independent Means

Have you got proof of income / funds? Yes No

Will accountants be verifying income? Yes No If yes, please complete section above

Retired

Have you got proof of pension? Yes No

Pension provider _____ Pension number _____

Pension amount £ _____

Section 6 - Other Occupants

Everyone living in the property regardless of age must be listed below.

Name	D.O.B.	Age	Relationship to Applicant

Will the deposit be paid by anyone other than the tenant? Yes No

Full Name

Address

Postcode

Contact Number

Email

Emergency Contact

This must be a UK resident who is not a cohabiting tenant.

Next of kin name

Relationship to tenant

Phone number

Email

Address

Postcode

Section 7 - Bank Details

Name of bank

Account number

Address

Account holder

Postcode

Sort code

Section 8 - Insurance Details

You must insure against any loss or damage you may cause to the Landlords contents. We can arrange this insurance for you.

Would you like a quotation? Yes No Sum insured £

If No, please provide a copy of your insurance certificate to confirm this risk covered and complete the following details

Contents insurer

Telephone

Policy number

Policy holders name

How to proceed with your application

STEP 1

Complete and sign the tenancy application form and return to your Mather Marshall with your Reservation fee, preferably in cash as your application can then be processed immediately. Please also provide photographic identification of who you are (i.e. passport or new style driving license) and two utility bills detailing your current address.)

STEP 2

Assuming your application has been accepted, you will need to pay the Balance Due by Bank Transfer three working days before you move into the property. A Nil Deposit scheme in all other cases it will be 6 weeks deposit.

Declaration

I understand that providing false information may lead to a tenancy being refused or early termination of any subsequent tenancy agreement.

Mather Marshall uses a third party referencing agent, by signing this agreement you agree to being contacted by that agency.

Mather Marshall or their selected third party referencing agents will hold your data securely and only use it with regard to the referencing for this tenancy application and future tenancy.

As a condition of the tenancy you will be required to have Tenant Liability Insurance throughout the term of your tenancy. You understand that Mather Marshall will pass your details for a 'no obligation' quote, and if you do not wish to take advantage of the quote given then proof of a suitable policy must be shown prior to the commencement of the tenancy.

I have read and agree to be bound by the above terms.

Conditions

- In order to comply with the Immigration Act 2014, I understand that all persons who will be occupying the property will need to demonstrate that they have the Right to Rent and that checks on my/their immigration status will need to be carried out. The government criteria for the Right to Rent can be found by going to gov.uk/ and searching Right to Rent.
- I understand that some or all monies may not be returned to me should I not wish to proceed with this application, but understand they will be returned to me should **Mather Marshall** not accept me as a Tenant unless I have given false information or failed to disclose any material fact or, where applicable, my Guarantor has given false information or failed to disclose any material fact. I further understand that the monies will not be returned where I or anyone who would be occupying the property fail the Right to Rent checks. For the avoidance of doubt, a material fact is anything that would influence the Landlord's decision as to whether to rent the property to me.
- The property may continue to be marketed following the submission of my application.
- Should my application be accepted, I agree to pay all outstanding due balances **three days** before the start of the tenancy in cleared funds.

General Data Protection Regulations

By providing us with the above information you consent to us obtaining, holding and using personal data about you in connection with the business of letting and renting out of residential properties as specified below for so long as may be reasonably required for our legitimate purpose. We will use that information for communicating with you. We may also provide that information to third parties with a legitimate reason to receive it in connection with your dealings with us (e.g. landlords (where applicable), utility and service providers, or transferee of our business) or to such third parties as required by you or the law, whether within or outside the European Economic area. Our privacy policy can be found on our website.

Signature

Print Name

Date (DD/MM/YY)

Signature

I hereby give my consent for any person or organisation to furnish **Mather Marshall** with whatever information they require in relation to my application. Applicant's Signature

Print Name

Date (DD/MM/YY)

The following works/amendments to the property have been agreed.

Please complete this form and return it to your Mather Marshall.

FOR OFFICE USE ONLY		Notes
References	<input type="checkbox"/> Ordered <input type="checkbox"/> Passed	
Rent Guarantee?	<input type="checkbox"/> Existing Prop.l <input type="checkbox"/> New Prop.	
Identification Uploaded	<input type="checkbox"/> Yes	
Landlord Updated	Yes	
Property File Started	Yes	
Tenancy Details	Yes	
Number of tenants being referenced	_____	
Proposed tenancy start date (DD/MM/YY)	_____	
Due diligence for AML completed	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Right to rent checks completed	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Manager Signed Ready for move in	_____	