

Looking at renting a property through Brookbanks?

Before you start make sure you know the following:

- ✓ How long do you want your tenancy for: 6 or 12 month?
- ✓ What can you afford? You need to earn on average 30x the monthly rental amount Per Annum e.g 500x30= £15,000 Per annum.
- ✓ Decide what area you want to live in.
- ✓ Have your ID ready e.g passport, driving licence, utility bill.
- ✓ Will you need a guarantor? If so do you have someone who can stand as one for you?

As your letting agent we want you to know that:

- ✓ We are part of The Guild of Professional Estate Agents and The National Association of Estate Agents.
- ✓ Your deposit is held with a governing body called TDS (tenants deposit scheme)

Our fees are as follows:

£150.00 Per Adult (over the age of 18) to be referenced (non-refundable should referencing fail or withdraw from application)

£75.00 Per Guarantor Reference (if required again non-refundable once process has started or withdraw from application)

£200.00 Holding fee. This removes the property from the market (if referencing is passed this will be returned to you by deducting this off your first months rental payment, however this is non-refundable should you fail the referencing process or choose to not proceed with the property)

Before your day of move in (once referencing has been successful):

6 weeks damage deposit

1st month rental payment in advance (lesser £200.00 holding fee)

When you move in day arrives we will welcome you into the office to go through your tenancy agreement for you to read, understand and sign. We will provide you with a copy of this information alongside, a copy of the EPC for the property, a copy of the gas certificate for the property, information on your deposit, a tenants information pack, how to rent booklet...Most importantly your KEYS!

Should you require any more information regarding our lettings department please speak to a member of our team.

41 High Street, Swanley, Kent BR8 8AE T: 01322 666452

Email: sales@brookbanksonline.co.uk

Website: www.brookbanksonline.co.uk

Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams
Registered in England No: 05007887 VAT No: 769 1444 01