

Tenant Reservation Information

To reserve a property, please visit www.allenheritage.co.uk/make-an-offer and complete the online form after reading the information below.

You and any other prospective residences within your party who are over the age of 18 (or will become 18 during the term of the tenancy) should complete this online offer form. Please note that your combined gross annual salary (excluding overtime and bonuses) should equal at least 30 x the monthly rent. Self-employed tenants must be trading for at least 9 months and provide tax return/prove of earnings from their accountant. Any CCJ's (County Court Judgement) or adverse credit history must be declared. All tenants must either have a current UK passport or evidence that they are legally allowed to reside in the UK.

If your offer is successful, and after supplying you with an example tenancy agreement, we will ask for a holding deposit to reassure the Landlord of your commitment. Please note that you may forfeit your holding deposit if you withdraw, provide false information, are unable to verify information or fail to sign the Tenancy Agreement within 15 days of your offer being accepted (unless an extension has been agreed in writing by both parties). Upon commencement of your tenancy the holding deposit will be used as part payment towards your first months rent.

Payments normally required

Holding deposit	One week's rent
Deposit	One month's rent
Rent payable	One month's rent in advance

Other fees possible during tenancy

Changes to AST	£50.00 (£60.00 inc VAT)
Arrangement of additional/lost key cutting	£50.00 (£60.00 inc VAT)
Late rent	Interest charged at base plus 3%

**Some Landlords will require the rent due date to be certain date of the month – the 1st common. In this instance the rent in advance will be adjusted to accommodate. However, if that were the case we would not normally ask for more than 6 weeks in advance.