



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

'Step by Step' guide to renting a residential property

- 1** Having viewed the property you are interested in and assuming you wish to proceed you will be required to fill in an application form (one per applicant) the cost of which is £40 each. The fee is non refundable. This form must be posted, hand delivered or emailed to our offices at the address below.
- 2** Subject to receipt of a satisfactory credit check and having obtained landlords consent and assuming you still wish to proceed you will be required to put down a deposit with us (typically 1 months rent + £100).
- 3** On receipt of the deposit we will agree a suitable move in date and time and thereafter prepare a Schedule of Condition, the Tenancy Agreement and protect your deposit with 'My-Deposits'.
- 4** On the agreed day all parties will meet, whereupon the first month's rent will be paid, together with the agreed (£150) legal costs and the inventory, tenancy agreement and deposit certificate are all signed. The tenant will be given a set of keys.

Worked EXAMPLE - 22, Acacia Avenue, Market Rasen 2 bedroomed , Semi-detached house - £450pcm

1. Credit Check - £40 Per Person
2. Deposit - £550 (Rent + £100)
3. Rent - £450pcm
4. Legal Fee - £150 (Tenancy Agreement / Deposit Protection Certificate)
5. TOTAL - £1190 (Month 1, £450 each month thereafter)

Please Note

No keys will be handed out to clients before the tenancy agreement is signed and no items can be stored in the property.

The tenancy fee is not part of the deposit and is not refunded at the end of the tenancy.

Cheques cannot be accepted on date of move in. Copy of our bank details are available upon request.

All emailed correspondence to either melissa@perkinsgeorgemawer.co.uk
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