

stneots@justlets.com  
www.justlets.com

**Tel: 01480 212124**  
Fax: 0700 5804484



Riverside House,  
55 Wren Walk,  
Eynesbury Marina,  
Cambs,  
PE19 2GE

## Residential Letting & Property Management Specialists

### **APPLICATION & REFERENCING:**

In order for you to be referenced it will be necessary for you to complete a credit checking application form(s). A copy of valid passport (with visa if applicable) or birth certificate are required with a referencing application to evidence rights to reside in the UK. Just Lets fee(s) to process a new (1) or amend a started (2) tenancy are;

1. New Assured Shorthold Tenancy	<b>no charge</b>
2. Changes 'after' tenancy commences	
i. Change name(s)	<b>£50</b>
ii. Add/remove name	<b>£50</b>
iii. Accepting pet	<b>£50</b>
iv. End a tenancy early	<b>£50</b>

### **GUARANTOR:**

If it is deemed necessary to support the referencing procedure by a guarantor, they must complete a credit checking application. A 'Deed of guarantee' is to be signed by an accepted guarantor at each tenancy renewal.

### **HOLDING DEPOSIT:**

To secure a property we manage we take a £150 payment of intent, 'Holding Deposit'. This payment is not a charge, upon successfully starting a tenancy it is used towards the first months due rent.

In the event that you provide false or misleading information which affects our decision to let you the property this payment is retained by Just Lets. If you withdraw from applying for the property, fail a right to rent check, fail to provide information to progress the agreement following Just Lets taking all reasonable steps the holding payment is non-refundable. The AST must be signed within 14 days of taking the holding deposit.

If a Landlord withdraws a property from being made available for let resulting in a tenancy application not being able to proceed, then the holding deposit will be fully refunded. The landlord has 15 days in which to decide to accept an offer given to them from Just Lets by suitable tenant(s) for a tenancy in their property.

### **SECURITY DEPOSIT:**

A five-week security deposit is payable on all tenancies and needs to be receipted as cleared funds prior to key release. The receipted security deposit will then be transferred by Just Lets to be held with The Deposit Protection Service (DPS). The deposit is protected in accordance with current legislation. If pet(s) are accepted as part of the tenancy a separate pet agreement with additional tenancy terms is to be agreed and signed. Additional rent of £50pcm is payable per dog or £25pcm per cat accepted during the tenancy.

***Payment of initial monies accepted by, bankers draft, cheque, cash or Bank Transfer.***

Fees subject to Vat where applicable (vat currently not charged)



Just Lets St Neots is a trading name of Casares Ltd.  
Registered in England and Wales: No. 05975429

