



TENANT INFORMATION

Barons Property Centre consists of a team of dedicated property professionals who have an unparalleled reputation for providing a complete Lettings & Management service. When it comes letting a property, you can expect high levels of customer service and rely on the support from a very progressive property firm which boasts the largest managed rental portfolio in the area.

PREPARATION & PRESENTATION - We recommend to our landlords that properties are properly prepared for let and that any decorating jobs are undertaken prior to the start date. Furniture should be of good quality or removed all together, windows clean and domestic appliances serviced.

ADVERTISING - As an established letting agent we attract numerous enquiries for rental property every day. However, we advertise all of our rental property in the most prominent window display in the High Street, on the Internet (via both our own and other high profile websites i.e Rightmove) in the local press and through advertising boards.

INVENTORY - Once a tenant's application has been submitted and accepted an inventory should be prepared by the landlord or agent. This is not just a list of included furniture and belongings, but a schedule for the condition of your property. This can be compared to a schedule of dilapidation's prepared at the end of a tenancy to avoid any dispute. Photographic evidence is often taken as part of the inventory process.

DEPOSITS – All deposits taken by landlords and agents relating to assured shorthold tenancies created after 6th April 2007 must be protected with a government-authorized tenancy deposit scheme. This is designed to ensure that you will get all or part of your deposit back when you are entitled to it.

TENANCY AGREEMENT - The tenancy agreement we use is very comprehensive. An initial contract is usually prepared for no less than 6 months. All tenancies are now assured shorthold, unless stated otherwise. To gain possession the landlord should serve the tenant two months written notice. The tenant is required to serve the landlord one months notice, after the initial six months. Thereafter, it is perfectly acceptable for the tenancy to run on a month to month basis, with termination as above.

RENT PAYMENTS – Rent will be required a month in advance on the due date by cleared funds. This would be preferred by Standing Order but we also accept Bankers Draft or Cash.

INSURANCE – We recommend that all tenants take out a home contents insurance policy. Please speak to one of our staff further who should be able to provide further details of any policies you may wish to undertake.



Tenant Terms & Conditions

A tenancy application will need to be fully completed by each individual over 18 years of age wishing to rent a property.

Fees - On submission of a fully completed tenancy application we require a fee of £197.50 + VAT (£232.06) for Processing and legal costs, should we need a guarantor a further charge of £50 + vat will be required. We ask for an initial payment of £100 to secure the property (Subject to contract) and the remaining amount must be paid when signing the tenancy agreement. Should an applicant withdraw once processing has commenced we will withhold £50.00 of the application fee to cover administration costs.

Identification - You will be required to provide a driving licence or passport, and additional proof of residence i.e. current utility bill, mobile phone statement, bank/credit card statement etc.

Commencement of Tenancy - Should an application be successful we will require ONE MONTHS RENT IN ADVANCE PLUS A SECURITY DEPOSIT. This is payable on commencement of the tenancy and will only be accepted in CLEARED FUNDS i.e. cash, building society cheque or bankers draft.

Tenancy Renewal If a fixed term tenancy is renewed for a further period e.g. 6 or 12 months a fee of £60.00 plus VAT is applicable.

Utilities Tenants will assume responsibility for all services charged at the property including: gas, electricity, water, sewerage, council tax etc...and will need to comply with the requirements of the individual suppliers.

****THE FINAL DECISION AS TO A TENANT'S SUITABILITY RESTS SOLELY WITH THE LANDLORD****
****ALL VIEWINGS ARE ALSO STRICTLY BY APPOINTMENT****

If you are interested in letting a property or for further information, please do not hesitate to contact James Grimsted or Darren Knebel in the Residential Lettings team on 01761 411 411.

Opening Times

Monday to Friday 9am – 6pm

Saturday 9am – 4pm



Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.
Registered Office: Barons Property Centre Ltd, 124 High Street, Midsomer Norton, Bath BA3 2DA. Registered in England & Wales No. 5119388.



Tel: 01761 411 411

www.baronsproperty.co.uk



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