



Property Interest - Application Form

Property:

Institution (If student): **E15**

Rent per house: **£per calendar month**

Course (If student):

Duration of Tenancy: **1 Year Contract**

A guarantor is required to underwrite this tenancy. He/she must be based in the UK and be able and willing to pay your rent should you default for any reason.

Date of occupation:

1st September 2007

Guarantor's full name (If student):

Full name:

Date of birth:

Date of Birth:

Addresses of Guarantor over past 3 years with dates:

Mobile no:

Email address:

Current address:

Post Code:

Phone:

Permanent address (if different, e.g. Parents' address):

I am happy to stand as guarantor and consent to my credit history being checked.
Signature of guarantor:

Emergency contact:

Tel:

Money Laundering

In order to comply with regulations concerning money laundering we will need to see documentation such as a passport or driving license to confirm your name and verify your address. We will also need to see address verification. This must be a utility bill such as a gas (not mobile phone) bill dated within the last 3 months. These items must be shown for both applicants and guarantors. For convenience please can you also provide us with a photocopy.

You will be required to pay the following:

Reservation Fee: £200 (to secure property)

Rent per house: £ **per calendar month**

Deposit per house:
Equivalent to 6 weeks rent

1 Month's rent in advance per house: £

Admin Fee: £75 per tenant

Prior to moving into the property you will need to pay the above in cleared funds such a bank draft or by cheque, provided this is paid **2 weeks** before the move-in date.

Cheques should be made payable to:

Mckinley Residential.

ALL RENT IS COLLECTED BY STANDING ORDER ONLY ON THE 1ST EVERY MONTH.

You will also be required to pay gas. Electricity, water and phone bills, Council Tax (full time students should be exempt during term time)

Council Tax

You will need to obtain a certificate from the University to prove that you are enrolled as a student and this needs to be sent to the local authority in-order to obtain exemption from Council Tax.

Deposit

We register your deposit as agents for the landlord and will refund your deposit (subject to any deductions) as soon as possible after the end of the tenancy.

Inventory

If you are charged an inventory check in fee an independent clerk will have been used to produce an inventory noting the condition and contents of the property.

Prior to moving in you will be asked to spend a few minutes checking with the clerk checking that the document is accurate. You will then be given a copy for your records. At the end of the Tenancy

The clerk will return and note any changes to the inventory. From this record it is decided if any of the deposit should be held back to cover repairs.

You do not have to be present for either the check-in or check-out, but in these instances you will have to rely on the accuracy and decision of the inventory clerk

This Tenancy is subject to successful application and contract.

I confirm that the information I have stated is correct and I have read the information contained in this document. I hereby authorise Mckinley Residential to obtain a credit checks (if necessary).

Signed:

Name:

Date:

Please return this original document to:

**Mckinley Residential, PO Box 295,
Loughton, Essex IG10 9AG**

Please call: **0208 418 0846** if you have any queries or

**email:
office@mckinleyresidential.co.uk**