Tenant Information Sheet

Please be advised that if you apply for the tenancy of any of our properties we will require photographic ID (new style drivers licence or passport) & proof of address (recent utility bill or bank statement) to carry out the referencing process which involves:-

- a credit check (please be advised that if you have any undeclared county court judgments or bankruptcy orders against your name you may not be accepted),

- current/previous landlord reference (where applicable) and employer's reference (where applicable). If you are self-employed please provide your accountant's details.

On the day that you are due to move into the property you will be required to attend at our offices to sign contracts, pay your first month's rent and deposit and collect your keys. The deposit amount may vary from landlord to landlord. All payments must be by cleared funds i.e. cash or bankers draft (a personal cheque is NOT acceptable). The deposit will be protected by either The Deposit Protection Service (The DPS) in accordance with the Terms and Conditions of The DPS. The Terms and Conditions and ADR Rules governing the protection of the deposit including the repayment process can be found at www.depositprotection.com, or if the landlord is registered within an appropriate scheme they may deal with the deposit themselves and as such they will supply the tenants with the respective scheme terms and conditions.

Please note an initial tenancy will be signed up on a six/twelve monthly basis. When you sign a six/twelve month contract the notice period required by you to the landlord is one month's notice in month five or eleven (before the rent due date) that you wish to vacate at the end of the six/twelve month period. If the landlord wishes to issue notice they must give two month's notice in month four/ten that they wish you to vacate at the end of the six/twelve month period.

Please ensure that you fill out the tenant application form as fully as possible and if you have any queries please do not hesitate to contact:
Michael Nicholas Estate Agents
77A North Street, Downend, Bristol, BS16 5SE.
Tel 01179 574000, FAX 01179 574004
Email: michaelnicholas@btconnect.com
COMPANY REG: 584 2755 VAT REG: 826 557 406

DECLARATION

Please read the declaration and sign and date below. WE CANNOT PROCEED WITH THIS APPLICATION IF YOU DO NOT SIGN/TICK TO CONFIRM.

I hereby confirm that the information provided by me is to the best of my knowledge true. I consent to this information being verified by contacting the third parties detailed in this form. I understand that the results of the findings will be forwarded to the appointed letting agent and/or landlord and may be accessed again should I default on my rental payment or apply for a new tenancy agreement in the future. I agree that Michael Nicholas or their approved agent may search the files of a Credit Reference Agency and IDS Ltd, the insurance industry's data collection agency, which will keep a record of that search. I understand that I may request the name and address of the Credit Reference Agency to whom I may then apply for a copy of the information provided.

I also understand that in the event of my defaulting on the rental payment, that any such default may be recorded with the Credit Referencing Agency and IDS Ltd, who may supply the information to other credit companies or insurers in the quest for the responsible granting of tenancies, insurance and credit.

The information provided in this form by me is information as described in Ground 17 of the Housing Act 1996 and I understand that if any information within this application is found to be untrue, it is grounds for termination of tenancy. I also understand that any default in payment of rent may affect any future application for tenancies, credit or insurance and that the assessment of this application presumes that at some time during the tenancy agreement, I may be granted or allowed some form of deferred payment.

I hereby sign/tick to confirm I have read the 'tenant information sheet' provided by Michael Nicholas

Signed……………………………………………

Name……………………………………………. Date……………………