

Renting a property with Falcon Lettings

You can contact our Lettings and Property Management Department on 01752 600828

Pre-Tenancy

1. All properties are let on an Assured Shorthold Tenancy for a fixed period of six or twelve months and thereafter monthly.

The draft tenancy agreement is available on line, in the office or within the Application Booklet
2. All rents quoted exclude the utilities and council tax.
3. When you agree to rent a property you will be asked to pay a Holding Deposit of one week's rent and sign a Pre-tenancy Agreement
4. The Holding Deposit is refundable under the conditions specified by the Tenants Fees Act 2019.
5. If you withdraw from the let you are liable to lose your Holding Deposit.
6. The pre tenancy agreement gives you 14 days to complete the necessary documentation process. This period can be extended by mutual agreement.
7. The granting of a tenancy will be subject to approved employer and landlord references and also a credit check. It will also be subject to the property still being available for the landlord to let, and any current occupants moving out before the commencement date. Prospective tenants will also have to qualify with the Right to Rent legislation.
8. You will be asked to complete an online referencing form with our referencing company who will advise us on your suitability as a tenant.
9. Your personal information will not be shared with any third party other than our client without your consent.
10. We use email and e-sign for the exchange and signing of documents
11. Pets are at the discretion of the landlord.
12. A deposit equivalent to five weeks rent is payable at the commencement of the tenancy. The deposit will normally be held with the Deposit Protection Service.
13. Rent is payable monthly in advance by banker's standing order.

The first month's rent and deposit must be paid to us by bank transfer.
14. Contents insurance is the responsibility of the tenant.
15. For company lets the agreement will be a contractual tenancy and the setting up fee is £350 plus vat.

During and at the end of the tenancy

16. There are no fees relating to the granting of a tenancy however there are fees which apply if you require changes to be made to the agreement or if you are in breach of the terms of the agreement

The rent should be paid by standing order.

If you are unable to make a rent payment by this means we can take payment by credit card, debit card or cash but will charge a processing fee of £10 per transaction.

Early release fee: £500. This fee covers our charges for arranging for you to be released from your tenancy agreement. It is in addition to any rent that you will owe the landlord up until you are released. Granting an early release is by mutual agreement and can not be guaranteed.

Changes to the tenancy: no more than £50 per change

Interest on late rent : 3% over Bank of England base rate.

Key Replacement: cost of providing the replacement keys including any reasonable costs

Breach of contract charges:

End of tenancy cleaning and repairs: these are charged at the rates provided by the contractors.

Example costs:

Cleaning a one bedroom property from £75
Cleaning a two bedroom property from £110
Cleaning a three bedroom property from £125
Cleaning a four bedroom property from £150

In addition to the cleaning cost there is a specific cost for the following:

Oven Clean an extra £40
Extractor clean an extra £15
Fridge/Freezer clean an extra £ 20

Rubbish Removal: contractor fee including tipping charge.
17. Consumer Protection from Unfair Trading Regulations: letting agents are liable to criminal prosecution if the information they give is either misleading or inaccurate.
18. Falcon Lettings are licensed members of ARLA - the Association of Residential Lettings Agents. All monies paid to us are protected by Client Money Protection insurance. Money is held in secure client accounts.
19. We are members of The Property Ombudsman Scheme. Their code of conduct is available in our office or online www.tpos.co.uk