



## **TERMS AND CONDITIONS**

The following is required in order to apply for a tenancy;

- Deposit is required for all properties of 1 month's rent + £200.00.
- The deposit will be lodged with Safe Deposit Scotland after the tenancy commences.
- First month's rent is due on or before commencement of tenancy agreement.
- Affordability required is typically 3x the monthly rental amount however this is dependent on the advertised rent price and value of the property.
- Proof of income - last 3 wage slips or contract of employment. If you are studying, confirmation of SAAS payments. If you are currently unemployed, confirmation of universal credit / housing benefit payments and a home owner guarantor may be required.
- A copy of your Passport OR Driving Licence is required for photographic identification.
- Credit rating report is required if you are a UK resident. You can obtain this through several companies such as Experian.
- Proof of Previous address (gas, electricity or council tax bill).
- Previous landlord reference. If living with parents, a guarantor may be required.
- Copy of bank statement dated within past 3 months.
- If self employed you must provide a copy of your most recent SA302.
- We require rent to be paid by standing order.