

Frequently asked questions (FAQ)

What is right to rent in the UK

Landlords are required to check the status of the tenant's right to rent, please check further details as per the link here, <https://www.gov.uk/check-tenant-right-to-rent-documents>

What Identification and verifications required?

At the discretion of the agent or landlord, prospective tenants' details will be checked and verified based on the information provided with this application for tenancy. The Prospective Tenant should provide photographic identification in the form of a passport or driving licence or birth certificate

Is the property furnished?

The property will be part furnished, the following are included, Washing machine, fridge/freezer, cooker/ oven, bed base, mattress, study desk, study desk chair, wardrobe, curtains, sofa if there is a lounge room, dining table if there is a dining area, smoke alarms. The check in inventory will record the furniture, fixtures, and fittings.

Is the Tenancy deposit protected?

Tenancy deposit payable prior to the tenancy commencement date as per the tenancy agreement and protected with the Government approved scheme set out by mydeposits.co.uk, address is 1st Floor, Premiere House, Elstree Way, Borehamwood, Hertfordshire, WD6 1JH, www.mydeposits.co.uk, telephone 0333 321 9401 and these details are on the tenancy agreement. Deposit Protection Certificate will be provided to the tenant as soon as possible

When is the tenancy deposit due?

Tenancy deposit is payable as one total payment for the property one calendar month prior to the tenancy commencement date

When is the first month rent due?

One half of first calendar month rent is payable as one total payment two days after signing tenancy agreement

One half of first calendar month rent is payable as one total payment two calendar months prior to the tenancy commencement date

When is the second month rent due?

Second month rent is due on the first day of the second calendar month and payable by one total standing order to arrive on the due date as per the tenancy agreement

Which bank account to send the funds?

Bank account details are on the application for tenancy form

Is the property cleaned?

Prior to the check in property is cleaned to a professional standard and at the end of the tenancy prior to check out the tenants are required to clean the property to a

professional standard. The inventory will record the condition of the property at check in and check out

Is there an Inventory and a schedule of condition?

The inventory checks in and check out reports will document the condition of furniture, fixtures, fittings, and the property at commencement and at the end of the tenancy.

Check in and key collection date is on or after the tenancy commencement date, inventory company will set up the date and time to meet the tenant at the property

Check out and key return date is on or prior the tenancy commencement date, inventory company will set up the date and time to meet the tenant at the property

Do all tenants are required to be present for the check in and check out?

For joint and several tenancies highly recommend that at least two tenants be present for the inventory meeting

How to secure the property to rent?

Highly recommend completing the application for tenancy and email the required information as soon as possible and complete the application process

It is only when the tenancy agreement has been signed and the required funds has been received according to the tenancy agreement that the property is exclusively secured for the named tenant on the tenancy agreement and no longer marketed

How long will it take to secure the property to rent?

Application process normally take between seven to ten working days from the day the application form is sent to the prospective applicant. It also depends on how quickly the prospective applicant sends the required information

Will the property be marketed?

The property will be marketed until the tenancy agreement is signed and the required funds are received according to the tenancy agreement

Are any guarantors required?

For full time students and young professionals, a UK based guarantor is required (and tenants' proof of income is not required). If a satisfactory credit worthy UK based guarantor cannot be provided, then for this individual the full rent is payable in advance on commencement of the tenancy

Who will manage the property?

Kingston Lettings Group LLP will manage the property during the tenancy and at check in the prospective tenant will be provided with an approved contact list. Further contact details are on the website here www.kingstonlettings.com

Who pay for the utility bills?

The tenant to pay the utility bills directly to the respective utility suppliers

The property will have continuous gas, electricity and water services connected. Once check in inventory is complete and keys collected the tenant to contact utility

suppliers and change the account name to the incoming tenant names. Check in report will have the meter readings and the supplier names