

Information for Tenants

Our aim is to find you the perfect property to suit your requirements with the minimum of hassle.

Finding a property

The first step is to contact us to provide brief details about yourself and about the accommodation you require. We then search our database for suitable properties for you to view. If not urgent, we log your details so that we can contact you as suitable properties become available. It is wise to start looking about four to six weeks before you wish to move, as properties can be viewed and reserved quickly. Our tenancies are granted for a minimum term of 6 months, which may be renewed if all parties are in agreement.

Please note that for your safety and peace of mind -

- All of our managed properties are Gas Safe certificated, and inspected for electrical safety, and furniture fire safety
- All Tenancy Deposits (bonds) are held in accordance with the Deposit Protection Regulations.

Viewings

Viewings will be arranged at times to suit you, including evenings and weekends, you will be accompanied by a member of the Daisy Rose team, who can give advice and answer any questions you may have.

Reserving a property

Upon reserving a property Daisy Rose will process your application. Whilst we cannot always guarantee your application will be successful, we will give you the best chance of securing your desired property by guiding you on what you need to provide, and how the process works, communicating with you every step of the way.

You will be required to pay a Holding Deposit. This is usually a minimum of one weeks rent. Providing the tenancy goes ahead, this will be deducted from the first monthly rental and the tenancy deposit, which are due before you move in (see below).

In the event that the landlord declines to grant the tenancy, it will be

refunded to you in full.

However the holding deposit will be non-refundable if you decide not to proceed for any reason, or if you fail to provide complete and accurate information in your application.

References

As a minimum we will require satisfactory references from your employer , a previous or current landlord, and a credit reference report. From 1st February 2016 all applicants are required to prove that they have the right to rent property in the UK. You can check your own eligibility or find out more info by following this link: [Check your right to rent](#)

We may also require a personal reference, and sometimes a guarantor. We will use the services of an independent referencing company to obtain and evaluate these references.

Rents

Rents are normally quoted calendar monthly, and payable monthly in advance. The tenant is usually also responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs. All rents are payable by bank standing order to our company bank account or your landlord's bank account.

Deposit

A security deposit of a minimum of one month's rental will normally be required. This deposit will be treated in accordance with the Tenancy Deposit Protection regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used. The deposit is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.