

# Tenancy Requirements

Thank you for choosing an apartment in Aspire, Slough.

To ensure we reserve an apartment to your specific requirements, please contact the lettings office who will be delighted to assist you, by calling **01753 255 442** or email **aspire.lettings@propertiesliving.com**

**We aim to make the process of becoming a resident of Aspire effortless. Before proceeding to payment of the holding deposit, please carefully read this Information Document before ticking the box to accept the terms outlined below;**

- You require the apartment for a minimum of 6 months
- If you require parking this will be charged at an additional £120.00 per month per space subject to availability
- If you are a student, or your references are not satisfactory, you will be required to have a guarantor who is a UK homeowner who earns 3x the annual cost of the apartment or pay rent in six-month instalments
- Tenants jointly need to have an income of 2.5x the annual cost of the apartment, for example, if your rent is £2,000.00 per month your joint annual income should be a minimum of £60,000 per annum
- A guarantor needs to have an income of 3x the annual cost of the apartment in the UK, with this example £72,000.00 per annum
- You do not have any CCJs
- If you move in on or after the 16th of the Month, your first rental payment will be a full month plus the number of days until the end of the current month. Rent is then due on the 1st of every Month thereafter.

## ZERO DEPOSIT SCHEME

We work with Flatfair who offer a scheme which allows you to move in without paying any deposit. They will ask you to pay an arrangement fee of one week's rent to enter into an agreement with them instead of paying a deposit equivalent to 5 weeks of rent. If you choose to pay a deposit rather than signing up to the Flatfair scheme, this will be registered with the TDS deposit scheme. For further information on Flatfair please see their website **www.flatfair.co.uk**

## RESERVATION FEE

To reserve an apartment, we require a reservation fee of £150.00 which will be deducted from your first month's rent. By agreeing to the terms of this Information

Document and paying the Reservation Fee you agree the following deductions may be made from the Reservation Fee to compensate the Landlord by paying up to the full amount of the Reservation Fee to the Landlord to cover any administration costs:

- a. If you fail the referencing process, due to incorrect or false information being provided upon which the Landlord has relied.
- b. You cannot comply with the "Right to Rent" checks under the Immigration Act 2014.
- c. You renege on any agreed term of the proposed term or conditions of the proposed Tenancy.
- d. You seek to change any agreed terms of the Tenancy Agreement with which the Landlord disagrees.
- e. You withdraw from the negotiation of a tenancy.

## REFERENCING

Once we have received the reservation fee you will be sent a link from LetRef asking you to complete their reference form. If you cancel your application after you have been put on referencing or are unable to provide satisfactory references, we will retain the reservation fee.

## MOVING IN

On completion and receipt of satisfactory references, we will forward a tenancy agreement to you to sign digitally. Please be advised that the terms agreed are subject to contract and references. Your keys will be released to you at your move in appointment, the appointments are carried out Monday-Friday between 10:00 AM and 4:00 PM. Keys will not be released until we have checked your Right to Rent details in person and your move in monies have been received in full in cleared funds.

## PRESCRIBED INFORMATION AND OTHER DOCUMENTS

By acknowledging this Information Document, you agree that all documents and notices can be sent to you by email at the email address you have provided when registering for an apartment. The documents and notices will be deemed served on you and received by email when the email leaves the outbox of the sender. Documents to be served by email are as follows:

- EICR
- EPC
- "How to Rent" Handbook
- Prescribed Information regarding the Deposit
- Draft Tenancy Agreement.

**Should you have any queries, please do not hesitate to contact us.**

**Kind Regards,**

**Aspire Lettings**

**Tel: +44 (0)1753 255 442**

**Email: [aspire.lettings@propertiesliving.com](mailto:aspire.lettings@propertiesliving.com)**

**[www.aspire.properties.living.com](http://www.aspire.properties.living.com)**