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Tenant Information

Terms & Conditions

Even if you have never rented a property before, don't worry, we are here to help steer you through the process, ensuring that you fully understand the implications of a Lease Agreement and procedures involved.

Our aim is ensure that whilst you rent through Whites Property Services, you have an enjoyable experience and the peace of mind that we are always at hand to help.



RENTS

All rents quoted exclude council tax, water rates/charges and services, unless otherwise stated.



ADMINISTRATION CHARGES.

To reserve a property you should submit an application form accompanied by an application fee of £100.00 (inc of VAT) for a single application or £150.00 (inc of VAT) for a joint application. This payment will be non-refundable unless an application is unsuccessful due to withdrawal of the property from the market, or if your references prove unsatisfactory. On the renewal of further tenancy agreements on the same property, an additional administration charge of £50.00 (inc of VAT) will be payable. Please make all cheques payable to: Whites Property Services.



TENANCY AGREEMENTS

All tenancy agreements drawn up by Whites Property Services will be Assured Shorthold Tenancies, under the terms and conditions of the 1988 Housing Act. The period of tenancy shall be for a fixed term of six months. The tenancy agreement can be renewed after the six months, subject to instructions from the landlord. Whites Property Services reserve the right not to renew agreements without any explanation.



RENTAL PAYMENTS & DEPOSITS

All rents are to be paid monthly in advance and a dilapidations deposit equal to one months rent is taken at the commencement of the tenancy. The deposit is refunded subject to dilapidations on termination of the tenancy. Applicants must accept that the decision of Whites Property Services is binding in respect of dilapidations.



PETS

Tenancy agreements drawn up by Whites Property Services normally exclude pets from properties. However, should you wish to keep a pet at the property, we will seek permission from the landlord. If the landlord grants permission, a non-refundable fee of £100.00(inc of VAT) will be payable.



SERVICES

Tenants are responsible for arranging the connection of services to the property in their names prior to occupation. The appropriate authorities such as electricity, gas, water, telephone, etc, normally require at least three working days notice before such services can be connected.



PROPERTY INSPECTIONS

All properties managed by Whites Property Services are subject to an internal and external inspection every six months. Tenants will be notified and should make arrangements for access to be made available.