

We Accept all Major Credit Cards



Individuals Application

PHOTO ID & A UTILITY BILL WILL BE REQUIRED TO PROCESS THIS APPLICATION
£50.00 - 1st Applicant - £25 - 2/3/4 Applicants (If guarantor is required) £15 per Guarantor
This Form Must Be Fully Completed From Section 2 – The Declaration Must Be Signed & Dated

1 - SERVICE AND PROPERTY DETAILS

Credit Check Full Referencing Rent Guarantee

Address of Property to Let

.....Post Code.....

Total Rent For This Property Per Month Total rent For This Applicant Per Month

2 – TENANT DETAILS

Title:..... First Name:..... Surname:.....

Other Names:..... Date of Birth:...../...../.....

Telephone:..... Mobile:.....

Email:.....

Previous Surname:..... Previous Title:.....

Current Residential Status: Property Owner....Council Tenant....Private Tenant....Living with Friends/Relatives....
Have you ever rented a property: YES/NO if yes please detail on Section 5 (Current Estate Agent/Landlord)

Have you any County Court Judgements (CCJ's), Court Decrees, Bankruptcy, or Administration Orders:.....
If YES, please detail on a separate sheet. Please also be aware that it may harm your application if you state NO and are later found to have County Court Judgments, Bankruptcy Orders Etc.

3 – CURRENT ADDRESS OF PROSPECTIVE TENANT

Address of Property:.....

.....Post Code:.....

Period At Address:.....Years.....Months

4 – PREVIOUS ADDRESS(ES) If Period of Address in Section 3 is LESS than 3 years

Address 2:.....

.....Post Code:.....

Period At Address:.....Years.....Months

Address

3:.....

.....Post Code:.....Period At Address:.....Years.....Months

5 – CURRENT ESTATE AGENT / LANDLORD / MANAGING AGENT

Contact Name:.....

Address:.....

.....Post Code:.....

Telephone:..... Fax:.....

6 – TENANTS EMPLOYMENT STATUS

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Details Of Current Employer / Pension Administrator / Accountant (delete as appropriate)

Company Name:..... Contact Name:.....

Address:.....

.....Post Code:.....

Telephone:..... Fax:.....

Gross Salary/Pension/Drawings: £.....Per Annum Payroll/Service/Pension Number:.....

Frequency Paid: Weekly:.... Monthly:.... Yearly:....

Position Held:..... Start Date:.....

Is This a Permanent Position?.....

Will Your Employment Status Change Before The Proposed Tenancy Starts?.....

If YES please detail on a separate sheet.

7 – TENANTS PREVIOUS EMPLOYMENT If Period of Employment in Section 6 is LESS than 18 months

Employment Status: Please tick ONE of the following

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Company Name:.....

Address:.....

.....Post Code:.....

Telephone:..... Fax:.....

Email:.....

Start Date:...../...../.....

End Date:...../...../.....

7 – ADDITIONAL INFORMATION

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8 - What Benefits do you receive? Please list the amounts you receive per week:

Income Support	£.....	JSA (Job Seekers Allowance	£.....
Housing Benefit	£.....	Child Benefit	£.....
Child Tax Credit	£.....	Working Tax Credit	£.....

9 - USEFUL INFORMATION

Personal Details:

Marital Status: Single:.... Married:..... Divorced:..... Separated:..... Widow/Widower:..... Cohabiting:..... Other:.....

Are You a Smoker: YES / NO (delete as applicable)

Do you have any Pets? Please detail:.....

Names and Ages of any Children that will be occupying the Property:.....

.....

National Insurance Number:.....

Next of Kin:.....

Address:.....

..... Post Code:.....

Telephone:..... Relationship:.....

Bank Details:

Name(s) of Account Holder(s):.....

Bank Name:..... Account No:.....

Sort Code:...../...../.....

10 – DECLARATION

Please read the declaration and sign and date below. WE CANNOT PROCEED WITH THIS APPLICATION IF YOU DO NOT SIGN.

I hereby confirm that the information provided by me is to the best of my knowledge true. I consent to the information being verified by contacting the third parties detailed in this form. I understand that the results of the findings will be forwarded to the appointed letting agent and/or landlord and may be accessed again should the tenant, for whom I am proposing to act as Guarantor, default in respect of any of their tenancy covenants. I further understand that this application and the result of the findings may be disclosed to an Insurer and/or their agents in connection with the provision of insurance related to the tenancy. I agree that Place2let or their approved agent may search the files of a Credit Reference Agency and IDS Ltd, the insurance industry's data collection agency, which will keep a record of that search. I understand that I may request the name and address of the Credit Reference Agency to whom I may then apply for a copy of the information provided. I understand that the information provided by me may be transferred to a country outside of the EU for the purposes only of processing this referencing application, notwithstanding such transfer. Place2let will remain the Data Controller for the purposes of this application. I also understand that in the event of my defaulting in respect of my covenants as Guarantor, that any such default may be recorded with the Credit Referencing Agency and IDS Ltd, who may supply the information to other credit companies or insurers in the quest for the responsible granting of tenancies, insurance and credit. I understand that in the event of my defaulting in respect of my covenants as Guarantor, the information contained herein may be disclosed to one or more Insurer and/or their agents, tracing companies and/or debt collection agencies in order to recover any monies due or to trace my whereabouts. I also understand that the assessment of this application presumes that at some time during the tenancy agreement, I may be granted or allowed some form of deferred payment.

Signed:.....

Name:.....

Date:...../...../.....



TAKING THE **RISK** OUT OF PROPERTY RENTAL

Dear Tenant,

Want to secure your new home as soon as possible?

We want to complete our checks accurately so that you can secure your new home as quickly as possible.

You could help us to help you by doing a few simple things when you complete our application form.

Firstly please write clearly and in capitals since this makes your form easier to read. By supplying us with full and complete information you are doing your bit to help us process your reference faster. Email addresses are especially helpful in speeding up the reference process!!

Any missing information will delay the process because we may need to call or email you for further help, especially if the information you have supplied is inaccurate.

Four easy step for you to follow

- 1. Please sign the attached letter and hand this to your employer.** This means that they will be ready for our call and that they will have your permission to disclose information about us.
- 2. Please contact your Landlord/Letting Agent and any other referees to advise them that we will be contacting them very shortly.** This means that they will be ready for our call and that they will have your permission to disclose information to us.

We look forward to getting you into your property as quickly as possible!

Kind Regards

Place2let



TAKING THE RISK OUT OF PROPERTY RENTAL

Dear Employer,

We are trying to speed up our referencing process to get your employee moved into their new home as soon as possible.

Before they can move into their new home we must carry out background and financial checks, and a part of our vetting procedure involves confirming employment details.

Please find below a signed authority from them, giving you permission to verify the information they have provided us.

I hereby confirm that the information provided by me regarding my employment details is to the best of my knowledge true. I consent to this information being verified by Place2let contacting my employer.

Place2let will remain the Data Controller for the purposes of this information.

APPLICATIONS SIGNATURE

PRINT NAME

DATE

**Place2let, 117 Highfield Rd, South Shore,
Blackpool, FY4 2JE
Tel: 01253 408444 Fax: 01253 408447
email: rentals@place2let.co.uk**



Guarantor Application

**PHOTO ID & A UTILITY BILL WILL BE REQUIRED TO PROCESS THIS APPLICATION
£15 Per Guarantor**

This Form Must Be Fully Completed From Section 2 – The Declaration & Guarantee Must Be Signed And Witnessed Before This Form Can Be Processed

1 - SERVICE AND PROPERTY DETAILS

Credit Check..... Full Referencing Rent Guarantee

Address of Property to Let

.....Post Code.....

Total Rent For This Property Per Month Total rent For This Applicant Per Month

2 – GUARANTOR DETAILS

Title:..... First Name:..... Surname.....

Other Names:..... Date of Birth:...../...../.....

Telephone:..... Mobile:.....

Email:.....

Previous Surname:..... Previous Title:.....

Residential Status: Property Owner..... Council Tenant..... Private Tenant..... Living with Friends/Relatives.....

Have you any County Court Judgements (CCJ's), Court Decrees, Bankruptcy, or Administration Orders:.....

If YES, please detail on a separate sheet. Please also be aware that it may harm your application if you state NO and are later found to have County Court Judgments, Bankruptcy Orders Etc.

3 – CURRENT ADDRESS OF THE GUARANTOR

Address of Property:.....

.....Post Code:.....

Period At Address:.....Years.....Months

4 – PREVIOUS ADDRESS(ES) If Period of Address in Section 3 is LESS than 3 years

Address 2:.....

.....Post Code:.....

Period At Address:.....Years.....Months

Address 3:.....

.....Post Code:.....

Period At Address:.....Years.....Months

5 – GUARANTORS EMPLOYMENT

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Details Of Current Employer / Pension Administrator / Accountant (delete as appropriate)

Company Name:..... Contact Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

Gross Salary/Pension/Drawings: £..... Per Annum Payroll/Service/Pension Number:.....

Frequency Paid: Weekly:..... Monthly:..... Yearly:.....

Position Held:..... Start Date:.....

Is This a Permanent Position?.....

Will Your Employment Status Change Before The Proposed Tenancy Starts?.....

If YES please detail on a separate sheet.

5a – ACCOUNTANTS DETAILS If stated SELF-EMPLOYED in Section 5

Company Name:..... Contact Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

6 – GUARANTORS PREVIOUS EMPLOYMENT If Period of Employment in Section 5 is LESS than 18 months

Employment Status: Please tick ONE of the following

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Company Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

Email:.....

Start Date:...../...../.....

End Date:...../...../.....

7 – ADDITIONAL INFORMATION

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8 – DECLARATION

Please read the declaration and sign and date below. WE CANNOT PROCEED WITH THIS APPLICATION IF YOU DO NOT SIGN.

I hereby confirm that the information provided by me is to the best of my knowledge true. I consent to the information being verified by contacting the third parties detailed in this form. I understand that the results of the findings will be forwarded to the appointed letting agent and/or landlord and may be accessed again should the tenant, for whom I am proposing to act as Guarantor, default in respect of any of their tenancy covenants. I further understand that this application and the result of the findings may be disclosed to an Insurer and/or their agents in connection with the provision of insurance related to the tenancy. I agree that Place2let may search the files of a Credit Reference Agency and IDS Ltd, the insurance industry's data collection agency, which will keep a record of that search. I understand that I may request the name and address of the Credit Reference Agency to whom I may then apply for a copy of the information provided. I understand that the information provided by me may be transferred to a country outside of the EU for the purposes only of processing this referencing application, notwithstanding such transfer. Place2let will remain the Data Controller for the purposes of this application. I also understand that in the event of my defaulting in respect of my covenants as Guarantor, that any such default may be recorded with the Credit Referencing Agency and IDS Ltd, who may supply the information to other credit companies or insurers in the quest for the responsible granting of tenancies, insurance and credit. I understand that in the event of my defaulting in respect of my covenants as Guarantor, the information contained herein may be disclosed to one or more Insurer and/or their agents, tracing companies and/or debt collection agencies in order to recover any monies due or to trace my whereabouts. I also understand that the assessment of this application presumes that at some time during the tenancy agreement, I may be granted or allowed some form of deferred payment.

Signed:.....

Name:.....

Date:...../...../.....

Guarantee

For a Tenancy Agreement – Executed as a Deed

Date:.....(not be earlier than the date of the tenancy agreement)

Guarantor:.....

Landlord:.....

Tenant:.....

Property:.....

Tenancy Period: Starting on.....**Ending on**.....

Rent: £.....**per week/month payable in advance**.....

Date of Tenancy Agreement:.....

The Landlord, at the request of the Guarantor who agreed to give this guarantee has let the Property to the Tenant Period at the Rent and on the Letting Terms set out in the Tenancy Agreement.

In consideration of this, the Guarantor agrees with the Landlord that the Guarantor will comply with the Guarantee Terms set put in this Guarantee.

GUARANTEE TERMS

In these Guarantee Terms:

- a. the Rent, the Tenancy Agreement and the Letting Terms are those referred to overleaf;
- b. when two or more persons are together the Guarantor, they are responsible for their obligations both jointly and individually;
- c. the Landlord includes the persons from time to time entitled to receive the Rent; and
- d. the headings are only for convenience and are not part of the Guarantee Terms.

A. GUARANTOR'S OBLIGATIONS

A1. *Unpaid Rent*

If the Tenant does not pay the whole of each instalment of rent or any other sum due under the Tenancy Agreement on its due date, the Guarantor will pay the unpaid amount to the Landlord on demand together with interest, from the due date until payment is received at the rate specified in the Lettings Terms.

A2. Breach of Tenant's Obligations

If the Tenant is in breach of any provisions of the Letting terms, the Guarantor will remedy that breach on demand and will pay to Landlord reasonable compensation for all losses suffered by the Landlord as a result (directly or indirectly) of that breach.

A3. Disclaimer of Tenancy Agreement

If the tenancy Agreement is disclaimed by the Tenant's trustee in bankruptcy or liquidator, the Guarantor will (in addition to any liability under A1 and A2 above at the date of the disclaimer) pay to the Landlord on demand an amount equal to the Rent and any other sums of a recurring nature that would have been payable under the Tenancy Agreement for the period beginning with the disclaimer and ending six months later or when the Property is relet or when the Tenancy Period would otherwise have expired (whichever is first).

B. LANDLORD GIVING TIME TO TENANT

The above obligations of the Guarantor are not affected by the Landlord giving more time to the Tenant to comply with an obligation under the Tenancy Agreement or failing to compel strict enforcement of those obligations.

The Guarantor is recommended to obtain a copy of the Tenancy Agreement and obtain independent legal advice before signing this guarantee.

SIGNED as a Deed by the GUARANTOR and Delivered.....
GUARANTOR

In the Presence of
WITNESS

Witness's address.....

Witness's occupation.....

Role of a Guarantor

If you are signing up for the role as guarantor please read the following

- 1 - A guarantor must not have any Bankruptcy Orders against them in the last 3 years.
- 2 - The documentation you have filled in, signed and had witnessed is a legal binding document and can be used in a court of law if needed.
- 3 - If the rent is late Place 2 Let will always try and re cover the rent from the tenant if we are unsuccessful we will then expect you as guarantor to pay the rent.
- 4 - If the tenant, you are standing as guarantor for, does not pay their rent for any reason -
Housing Benefit Claim Delayed
Wages Paid Late
Christmas / Birthdays / Weddings
it will be your responsibility to pay the rent in full on behalf of the tenant.
- 5 - If for any reason the tenant does not pay their rent while they are living at the property it will be your responsibility as the guarantor to pay the rent in full.
- 6 - If you as the guarantor cannot afford or refuse to pay a claim will be submitted to our referencing company and they will start legal proceedings.
- 7 - During this time if the rental account brought up to date the claim will be stopped but the case will stay open.
- 8 - If the rental account is not brought up to date the referencing company will set a court date and this will result in the tenant and the guarantor receiving
C C J's (County Court Judgements)

If you have any questions regarding the above please phone our office on 01253 408444.

Place 2 Let