



**RIGHT HOMES4U**

WE RENT, WE SELL, WE MANAGE

**OUR GUIDE**

**FIRST TIME RENTING**



# **RIGHTHOMES4U**

WE RENT, WE SELL, WE MANAGE

## **Welcome to RightHomes4U, Burnley's & Lancashire's independant property experts**

Wether you're Buying, Selling, Renting or Letting your property through us, we will offer an unparrell service by offering transparency, expertise and dedication which will ensure a swift and satisfactory outcome to all your property needs.

### **Our Comprehensive Services List**



**Lettings**



**Management**



**Maintenance**



**Commercial**



**Removals**



**Sales**



**Mortgages**



**Insurances**



**Investment**



**Utilities**

**01282 50 50 24**

**WWW.RIGHTHOMES4U.CO.UK**

**214 COLNE RD, BURNLEY, LANCASHIRE, BB10 1DY**



## Table of Contents

<b>FIRST-TIME RENTING GUIDE .....</b>	<b>2</b>
A Warm Welcome .....	2
<b>Step-by-Step Renting Process .....</b>	<b>2</b>
1. Property Search & Viewings .....	2
2. Application & Checks.....	2
3. Offer Accepted .....	2
<b>Further Information .....</b>	<b>2</b>
What You'll Need to Provide .....	2
Deposits & Payments .....	3
Safety & Standards.....	3
Reporting Repairs.....	3
Rent Payments & Communication .....	3
Move-In Day .....	4
During Your Tenancy.....	4
End of Tenancy.....	4
Your Rights & Responsibilities .....	4
<b>Why Rent with RIGHTHOMES4U? .....</b>	<b>5</b>





## FIRST-TIME RENTING GUIDE

### A Warm Welcome

At **RIGHT HOMES4U**, we know that renting your first home is an exciting milestone — but it can also feel a little daunting. That's why we've put together this guide to help you understand the process from start to finish. Whether you're moving into your first flat, a shared house, or a family home, we'll support you every step of the way.

## Step-by-Step Renting Process

### 1. Property Search & Viewings

We'll help match you with properties that fit your needs, preferences, and budget. Viewings can be arranged quickly and flexibly — online or in-person.

### 2. Application & Checks

If you like a property:

- You'll complete a **Tenancy Application Form**
- We'll carry out **Right to Rent checks**, **credit checks**, and ask for references (employment and previous landlord)
- You'll need to provide proof of ID, address, and income

### 3. Offer Accepted

Once approved, we will:

- Agree a **move-in date**
- Send you a **draft tenancy agreement**
- Ask for your **security deposit** and **first rent payment**

## Further Information

### What You'll Need to Provide

To rent a property through us, please prepare:

- Photo ID (e.g., passport or driving licence)
- Proof of address (bank statement, utility bill – last 3 months)



01282 505024



RIGHT HOMES4U.CO.UK



RENT@RIGHT HOMES4U.CO.UK



**RIGHT HOMES4U**  
WE RENT, WE SELL, WE MANAGE

- Employment or income evidence (payslips, contract, benefits letter)
- References (previous landlord and employer if applicable)

### Deposits & Payments

- **Holding Deposit** (equal to 1 week's rent) to reserve the property while references are completed
- **Security Deposit** (typically 5 weeks' rent) — held securely in a government-backed scheme (e.g., DPS)
- **Rent** — usually paid monthly in advance via bank transfer or standing order

All fees and deposits are fully compliant with the **Tenant Fees Act 2019**.

### Safety & Standards

All our properties meet legal safety requirements:

- Valid **Gas Safety Certificate**
- **Electrical Installation Condition Report (EICR)**
- **Energy Performance Certificate (EPC)**
- Working **smoke and carbon monoxide alarms**
- Clean and secure condition at check-in

### Reporting Repairs

You can report maintenance issues 24/7 via:

- Phone: 📞 01282 505024
- Email: ✉️ [rent@righthomes4u.co.uk](mailto:rent@righthomes4u.co.uk)
- WhatsApp or Online Form (provided on move-in)

We aim to respond quickly and resolve all issues professionally. Emergencies are prioritised.

### Rent Payments & Communication

- Rent is paid **monthly in advance** unless otherwise agreed



**01282 505024**



**RIGHTHOMES4U.CO.UK**



**RENT@RIGHTHOMES4U.CO.UK**



**RIGHT HOMES4U**  
WE RENT, WE SELL, WE MANAGE

- You'll receive payment reminders, receipts, and statements if needed
- If your circumstances change or you're having difficulty paying rent, **talk to us early** — we're here to help

### Move-In Day

On your move-in date, you'll receive:

- Keys to your new home
- A signed copy of your **Assured Shorthold Tenancy (AST)**
- An **Inventory & Schedule of Condition** (you'll have 7 days to report discrepancies)
- Emergency contact info and a tenant welcome pack

### During Your Tenancy

- Routine inspections take place every few months
- You must keep the property in good condition and report issues promptly
- Subletting is not allowed unless agreed in writing
- Pets may only be allowed with landlord consent

### End of Tenancy

When you decide to leave:

- Give proper **notice** as per your contract (usually 1 month in writing)
- Leave the property clean and in good condition
- We'll carry out a **final inspection** and arrange the deposit return (minus any agreed deductions)

### Your Rights & Responsibilities

As a tenant, you have the right to:

- Live in a safe, well-maintained property
- Know who your landlord is



**RIGHTHOMES4U**  
WE RENT, WE SELL, WE MANAGE

- Have your deposit protected
- Quiet enjoyment of the property

You're responsible for:

- Paying rent on time
- Reporting repairs promptly
- Not damaging the property or disturbing neighbours
- Complying with tenancy terms

### Why Rent with RIGHTHOMES4U?

- ✓ Transparent and fair
- ✓ Local knowledge and dedicated support
- ✓ Professional, fully compliant service
- ✓ Speedy maintenance response
- ✓ Multilingual support if needed (English, Somali, Urdu, and more)



01282 505024



RIGHTHOMES4U.CO.UK



RENT@RIGHTHOMES4U.CO.UK