



RIGHT HOMES4U

WE RENT, WE SELL, WE MANAGE

OUR GUIDE

FIRST TIME TENANT



RIGHTHOMES4U

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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



Sales



Management



Mortgages



Maintenance



Insurances



Commercial



Investment



Removals



Utilities

01282 50 50 24

WWW.RIGHTHOMES4U.CO.UK

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The Application Process

Step 1: Property Viewing

Contact us to book a viewing of the property you're interested in. We'll answer any questions and provide you with details on the rental.

Step 2: Tenant Application Form

If you decide to proceed, you'll complete a **Tenant Application Form**. This includes personal details, current employment, and rental history.

Step 3: Referencing Checks

We carry out the following checks:

- Credit check
- Employment & income verification
- Previous landlord reference (if applicable)
- Right to Rent ID check (passport, visa, or biometric card)

Holding Deposit

A **holding deposit** (equivalent to one week's rent) is required to reserve the property. This amount will be deducted from your first month's rent upon successful referencing.

Note: The holding deposit is non-refundable if false or misleading information is provided or if you withdraw from the process.

Tenancy Agreement

Once approved, you'll be issued a **Tenancy Agreement (AST)** to review and sign electronically. This legally binding document outlines your rights and responsibilities.

Payments Before Move-In

You will need to pay:

- **First month's rent in advance**



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- **Security deposit** (typically equivalent to 5 weeks' rent; protected in a government-approved scheme)

What's Included?

We will provide:

- A copy of the **Tenancy Agreement**
- **Deposit protection certificate**
- **How to Rent Guide** (gov.uk booklet)
- **Energy Performance Certificate (EPC)**
- **Gas Safety Certificate** (if applicable)
- **Electrical Installation Condition Report (EICR)**
- Inventory report (if provided)

Maintenance & Repairs

All non-emergency repairs must be reported via our website or by calling us on **01282 505024**.

Emergency repairs (e.g., no heating in winter, burst pipes) can be reported to our out-of-hours line:
[insert mobile or 24-hour line if available]

Your Responsibilities

As a tenant, you are expected to:

- Pay rent on time
- Keep the property clean and in good condition
- Report maintenance issues promptly
- Avoid causing anti-social behaviour
- Respect your neighbours and tenancy terms

Renewals & Moving Out

Near the end of your tenancy, we will contact you regarding renewal or check-out procedures. You must give **at least one month's notice** in writing if you wish to vacate.



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The property will be inspected and your deposit will be returned (minus any agreed deductions) within 10 working days.



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