



## To apply for the tenancy of any of the properties we require that you:

- a) Complete a Tenancy Application Form
  - b) Submit the form to our office together with:
    - Identification, i.e. driving license (new style with photo) or
    - Passport for McDonald Property rentals to copy or
    - Company ID with photo.
- References are required which are able to cover four areas:**
- Ability to pay the rent and all outgoings of the property.
  - A reference from both your present and previous landlords.
  - Character reference from a professional person i.e. Teacher, Senior Nurse, JP etc.
  - Bank statements / reference.
  - Employers reference / proof of income.

- If an applicant has a County Court judgement, then a 'Certificate of Satisfaction' is required to prove that there is no outstanding debt.
- c) All occupants aged 18 years or over must be party to the tenancy agreement.
  - d) Applicants under the age of 25 years, or in receipt of benefit will require a guarantor.
  - e) Once accepted, McDonald Property Rentals carry out a Credit Check on all applicants and guarantors. The fee is £30 per person inclusive of VAT.
  - f) There is no administration fee.

## The Tenancy Agreement

Is an assured Shorthold Tenancy Agreement. It is also for a minimum period of six months and is binding on both Landlord and Tenant.

## Bond

An amount equal to one months rent is required to be paid as a deposit against damage caused during the tenancy. If a Landlord agrees to accept a pet at the property, the Bond required may well increase. The Bond is paid to McDonald Property Rentals as Stakeholder under the Tenancy Deposit Scheme.

## Rent

One months rent in advance is payable on signing the Agreement.

## Cleared Funds

All payments must be cleared prior to signing the Tenancy Agreement – payable by Building Society cheque, Bankers Draft, Credit Card, Debit Card or Cash.

## Let Only

Where McDonald Property Rentals are not instructed to manage the property, the Bond is forwarded to the Landlord. McDonald Property Rentals use a contra accounts system for payment of letting Fees.

## Occupancy

Tenants are not allowed to sublet or share the accommodation on a formal or informal basis.

## Availability

Our Property List changes twice a week. Please ring our office to find out if your selected property is still available.

## Office Hours

Monday – Friday 9.00am – 5.30pm  
Saturday 9.30am – 12.30pm

**Blackpool Office:** 01253 393222  
**Cleveleys Office:** 01253 823135  
**Fleetwood Office:** 01253 870600