

fraser lake ltd

Property Management

Registered office Arch 5, Hymers Court, Brandling Street, Gateshead Quays,
NE8 2BA

Company no. 5385971 vat registration no:880 6588 81
(T): + 44 (0) 191 478 3456 (E): info@fraserlake.co.uk
www.fraserlake.co.uk

INDIVIDUALS APPLICATION FOR LHA TENANCY

IN ORDER THAT THIS FORM MAY BE PROCESSED QUICKLY, PLEASE ENSURE THAT IT IS COMPLETED IN FULL

Re: (Property address).....

Rent £.....Per..... Tenancy Term..... months(MINIMUM 6 MONTHS)

Applicants full name/title.....

Current Address.....

Pets (please specify).....Smoker Y/NNumber of Dependants.....

Marital status.....Tel No.....Email.....DOB.....

Owner [] Mortgage[] Council tenant [] Private tenant [] Living with parents []

Reason for departure

Have you any adverse credit history? (yes/no)..... If yes please provide details on a separate sheet

Do you have or have you had any rental arrears in the past 5 years? (yes/no)

If yes how much £.....

Are you:- Employed [] Self Employed [] Retired [] Unemployed [] Student []

Where did you here about Fraser Lake/the property?

Current Benefit/Pension Details

Claim Type (ie Job Seekers).....NI No.....

Benefit Office.....

Postcode..... Telephone No.....

Weekly Benefit £..... Additional Benefits£.....weekly/4 weekly

Total Weekly Income £

Right to Rent Imigration Act - 2014

As from 1st February 2016 all tenants must prove that you have a right to rent property in England. Please complete below and provide documents to support.

Nationality	
Passport Country of Issue	
Start Date	End date
Visa - purpose	
Start Date	End date
<i>Staff initial as above information checked:</i>	

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PTO

PREVIOUS ADDRESSES OVER LAST 5 Yrs. INCLUDING POST CODES & DATES

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NAME ADDRESS & TEL No. OF PREVIOUS LANDLORDS OVER THE LAST 5 YEARS

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Bank/Building Society Details (Current Account only)MANDATORY

Banking Organisation.....

Address.....

Account Name..... Telephone No.....

Account Number..... Sort Code

Name of person paying damage deposit (bond) if not applicant

Name

Address.....

Telephone Number..... Relationship

Next of Kin (excluding Spouse)

Name

Address.....

Telephone Number..... Relationship

Please list the names of prospective tenants over 18 years of age to reside at the address:

.....

DATA PROTECTION ACT: In considering your application we will search your record at a credit reference agency. They will add to your record details of our search and your application and this will be seen by other organisations that make searches.

Information provided by you on this form may be verified and held by investigators in its computer records. I also hereby authorise the above named Bank or Building Society to respond to status enquiries made in respect of this application. Any reports obtained/complied by investigators may be passed on to prospective Managing Agents and the Landlord if necessary.

I authorise referees to supply all relevant information requested by Fraser Lake.

This form is an application only. Any future tenancy agreement is subject to references.

NOTE! It is an offence under Section 171 of the 1996 Housing Act to give false information which may lead to a fine or summary conviction.

I certify that the information given in relation to my application for housing is true and understand that if I have given any false or misleading information, then, my application for housing may be cancelled, or, the landlord may take steps to repossess any property subsequently allocated to me.

We confirm that the above is true and correct and that I/we have not knowingly or recklessly made any false statements or information, nor have I/we made any omissions when applying for this said tenancy. I/we also confirm that I/we or any other occupiers or visitors to the proposed property have no drug or alcohol abuse problems. I/WE AGREE TO REFERENCES BEING REQUESTED FROM THE RELEVANT AGENCIES. I/we understand that the relevant agencies may include, but is not limited to: any Police force, previous Landlords, Probation service, Housing, Social services and Education Departments of Local Authorities. I/we understand that this information will be used for the sole purpose of assisting my housing application and will be held within the strictest confidence.

I authorise referees to supply all relevant information requested by Fraser Lake.

[] I agree to being served documents by email. (Please tick box to confirm)

Applicants signature Date

PTO

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Our costs are as follows: when you apply for a tenancy there will be a fixed administration fee of **£225 (Inc. vat)** for a single or joint applicant, with a further **£122.50 (Inc. vat)** for each and every additional applicant.

This fee covers the cost of undertaking referencing, credit reference checks, and assessment of your application, including Guarantor referencing if applicable.

If your application has been accepted and IF YOU decide not to go ahead with the tenancy for whatever reason, or withhold information that would affect our decision (e.g. not declaring arrears etc.) the FULL FEE will be retained.

In the event that you fail the vetting procedure we will only retain the proportion of costs already incurred which will include time spent on your application.

On the day that you move in you will need to pay one month's rent and the damage bond. We are members of a client money protection scheme and The Property Ombudsman.

TENANCY IS FOR 6 MONTHS AND CARRIES ON FROM MONTH TO MONTH THEREAFTER

SUPPORTING DOCUMENTATION REQUIRED:

Proof of benefit entitlement

Recent Bank statement showing a full month

2 proofs of address

Valid & current or expired Passport /National identity card or

Birth certificate & Driving Licence

Or see member of staff for acceptable identification

PLEASE FORWARD THIS APPLICATION WITH THE ADMINISTRATION FEE & THE ABOVE DOCUMENTS TO: Arch 5 Hymers Court, Brandling Street, Gateshead, NE8 2BA