

fraser lake

Registered office 35 Coatsworth Road, Gateshead, NE8 1QL

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

RIGHT TO RENT ACT - 2014

As from 1st February 2016 all tenants must prove that you have a right to rent property in England if:

- You are starting a tenancy on or after 1 February 2016
- There is a break in your tenancy and it started on or after 1 February 2016

In order to be granted a tenancy, right to rent checks will be carried out.

We will do the following:-

- check your original documents to make sure you have the right to rent a property in England
 - check the documents of any other adults living in the property
- make copies of your documents and keep them until you leave the property
 - return your original documents to you once they've finished the check

You will not be able to rent the property if you cannot provide evidence of your right to rent a property in England.

Clause 2 - Checking your right to rent with the Home Office

If you cannot show the right documents, we can ask the Home Office to confirm that you have the right to rent a property in England. This is usually because you have an outstanding application or appeal with the Home Office.

You will have to provide us with your Home Office reference number so that the check can be carried out.

Clause 3 - Repeat checks

Additional checks will not be carried out if you stay in the same property and if:

- you are British or from an EEA country
- you have no time limit on your right to stay in the UK

We will have to carry out repeat check if there is a time limit on your right to stay in the UK, e.g. you are on a visa.

We will ask to see your documents again just before your permission to stay runs out, or after 12 months, whichever is longer.