



## CUMBERLAND ROAD

£230 p/w – Available March - Furnished

A wonderful ground floor garden flat located close to parks and Boston Manor underground station. Private entrance, reception room, double bedroom, eat in kitchen and bathroom. The property further benefits from a private garden. The energy efficiency rating is Band D.

**Winkworth**

## **TENANTS GUIDE**

### **FEE OF INTENT:**

To secure a property we take one week's rent as a Fee of Intent, this must be paid in cleared funds i.e.: cash or debit card. Once the landlord has confirmed the acceptance of your offer we proceed in taking references. Should the landlord not accept or later withdraw from the offer, the fee of intent will be returned in full. Subject to terms & conditions of the fee of intent, where the tenant decide not to move into the property for whatever reason, the fee of intent is forfeited.

### **REFERENCES:**

Prospective tenants are required to provide four references; bank, employment, previous/existing landlord and personal. Where a prospective tenant is self-employed or a company owner more detailed references will be required. Where a guarantor is accepted they should be a UK resident and a property owner, and will be required to provide proof of income and bank reference.

### **DEPOSIT:**

A six week security deposit is standard for our office. Where it is not possible to obtain full references or where a guarantor is required, a larger security deposit will be needed. There may be some other circumstances where a larger deposit would have to be taken. In most cases Winkworth will be the Deposit Holder, subject to the terms and conditions of the 'Tenancy Deposit Scheme'. Feel free to ask for confirmation of whom the Deposit Holder will be.

### **INVENTORY:**

An inventory lists the contents and condition of the property. Where a professional inventory is carried out the landlord pays for the check-in and the tenant pays for the check-out. The cost of the check-out can vary depending on the size of the property, you can ask at our office prior to your move in for an approximate cost. Should you leave the property in a condition that requires the inventory clerk to spend more time than expected to carry out the report this could affect the cost. This could be where items are moved into different rooms or stored and not easily accessible. In other circumstances the landlord may provide their own inventory.

### **TOTAL COST OF MOVING IN:**

As well as paying the one calendar months' rent in advance and the security deposit, you are also required to pay:

Tenancy agreement Charge:	£185 per tenancy (Inc. Vat)
Tenants reference application & verification fee:	£50 per person (Inc. Vat)
Guarantor reference fee:	£75 per person (Inc. Vat)

The fee of intent already paid will be deducted from the total amount due, which must be paid on or before the commencement date of the agreement. This can be paid by (\*) transfer directly into our account, (\*) debit card, bankers draft, buildings society cheque or cash. Personal cheques and credit cards are **not** accepted.

\* Most transfers can take up to three working days to leave your account and to clear in ours. Funds must be cleared in our account before we can allow the tenant to move in.

\* There is a charge due where monies are paid on a debit card of 1% on the original amount to be paid: i.e.: £1000 being paid on debit card, the charge would be £10, Total due £1010.00

### **EPC - ENERGY PERFORMANCE CERTIFICATE**

Agents are required to give tenants a copy of the full EPC report prior to your move in date, which will be done at the time the Fee of Intent is paid and on the day of your move in.

### **UTILITY COMPANIES:**

Although we write to all utility companies, informing them when the tenants are moving into the property, it is the responsibility of the tenants to ensure that they are registered with all utility companies, as you will be asked at the end of the tenancy to provide copies of your final utility bills addressed to the tenant for the property.

### **TELEVISION & TELEPHONE:**

Tenants are responsible for their television licence, whether the landlord provides a television or not. Tenants are also responsible for transferring the telephone landline into their names.

### **INSURANCE:**

The landlord has his/her own property and contents insured this does not include any of the tenant's belongings. It is tenants responsible to insure their own belongings.

### **PETS:**

Pets are not permitted under the terms of the tenancy agreement. Should the tenant wish to have a pet(s) in the property they should negotiate this prior to paying the fee of intent. If consent is given this should be confirmed in writing and also included in the tenancy agreement.

**COUNCIL TAX:** Each domestic dwelling has been allocated to one of eight bands, A to H, according to its open market capital value at 1st April 1991. The range of values for each band is detailed below. Further information is available on the London Borough of Ealing website [www.ealing.gov.uk](http://www.ealing.gov.uk)

Band	A	B	C	D	E	F	G	H
2013/2014	908.62	1060.06	1211.49	1362.93	1665.80	1968.68	2271.55	2725.86