



Hoo View House Stanley Street Bedford MK41 7RW

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Email: Help@1strents.co.uk

Tenancy & Guarantor Application Form **Assured Shorthold Tenancy**

Important

Right to Rent Checks

From 1st February 2016, landlords and letting agents in England are required to check the immigration status of all adult tenants before they agree to enter into a tenancy agreement. This is to establish you have a 'right to rent' legally in the UK. We will contact you to arrange a suitable time and location to perform this check. A tenancy agreement cannot be granted if any prospective adult occupier cannot prove they have a right to rent in the UK.

To establish whether you have permanent right to rent we will need you to provide the prescribed documents from List A (if you have permanent right to rent), List B (if you have a temporary right to rent in the UK), or a share-code from <https://www.gov.uk/prove-right-to-rent>

Please confirm whether you have:

Permanent right to rent in the UK

Temporary right to rent in the UK

Further information on supporting documents and proving your right to rent status is available at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>



Address of the property for which you are applying

	Postcode

When would you like your tenancy to begin?	
How much notice do you need to give, if any, at your current address?	

Personal Information*

Title	First and other names	Surname
Date of Birth	Gender	Nationality
Telephone Number	Email address	
Current address	Date From <i>(If fewer than three years please provide previous address/es)</i>	
	Why are you leaving your current address?	

Type of tenure

Owner Occupier <input type="checkbox"/>	Mortgaged Yes/No <input type="checkbox"/>	Tenant, whole property <input type="checkbox"/>
<i>If tenanted please specify:</i>		
Private <input type="checkbox"/>	Council <input type="checkbox"/>	Housing Association <input type="checkbox"/>
Room in shared house (HMO) <input type="checkbox"/>	Living with relatives <input type="checkbox"/>	

Who will be occupying the property

Number of Adults, including applicant		Pets, type and number:
Number of Children: indicate ages		
Do you or any of your household smoke?	Yes <input type="checkbox"/> No <input type="checkbox"/>	

*Personal Information is treated confidentially in accordance with GDPR and will be deleted/destroyed if your application is not successful

National Insurance Number	
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Employment Status

Employed Full-time <input type="checkbox"/>	Employed Part-time <input type="checkbox"/>
Unemployed <input type="checkbox"/>	Self-employed <input type="checkbox"/>
Private means <input type="checkbox"/>	Retired / Other <input type="checkbox"/>

Details of employer or if self-employed name and structure of business

Company Name			
Type of business			
Position within organisation			
Length of time within organisation			
Contract type e.g. Permanent, temporary, flexible hours, other			

Statement of means

Gross Salary of applicant			
Other regular earned income e.g. overtime/ commission/bonus			
<i>If self-employed accounts from the last three financial years should be available.</i>			
Any regular unearned income from DWP: e.g. State Pension, Pension Credit, Universal Credit, disability benefits, other, please state:			
Have you been subject to a CCJ, declared bankrupt or have an IVA ? If yes please provide details:			

References
(One should be current employer if applicable)

First Referee

Name

Relationship to tenant

Occupation

Home address

Work address

Work telephone

Home telephone

Email

Length of time known to applicant

Second Referee

Name

Relationship to tenant

Occupation

Home address

Work address

Work telephone

Home telephone

Email

Length of time known to applicant

Guarantor

(Please note 1st Rents usually requires a guarantor for the duration of their tenancies)

Name of guarantor

Work address or details of self-employment

Relationship to tenant

Years known to tenant

Occupation

Work telephone

Home address

Home telephone/mobile phone

Email

Home owner Yes No

Mortgaged Yes No

Declaration

I confirm that the information supplied by me in this application is true and complete to the best of my knowledge and I understand that providing false or misleading information may lead to my application being refused.

I understand that the information provided here will be retained and used only as necessary and for a specific purpose in accordance with the General Data Protection Regulation (GDPR) as set out in the privacy notice supplied by the Landlord/Agent. I authorise my employer, my bank / building society, a local authority (if I was previously a council tenant), current or former landlord, and the any personal referee named, to provide information about me, any prior tenancy history, and any employment/ financial affairs as appropriate to the Landlord's enquiries.

If I am making a tenancy application, I consent to receiving my copy of 'How to rent: a checklist for renting in England', the energy performance certificate (EPC), gas safety certificate, electrical installation condition report (EICR) or any other documentation relating to the proposed tenancy via the given email address.

I authorise the Landlord/Agent named at the beginning of this application form to make whatever enquiries, including a credit check, they deem necessary in connection with this application.

I consent to a credit check being carried out in relation to myself which will be conducted on the Landlord/Agent's behalf by: NRLA Tenant Referencing.

Signed:	
Name:	
Date:	