

A HOW-TO GUIDE

5 Things to Know Before Signing a Tenancy Agreement



MEYERS
MOVING BEYOND EXPECTATIONS



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ABOUT MEYERS

With Meyers, You'll Feel The Care.

We're a family run business, which influences the way we work.

Our customers always come first and the service you receive from our 'family' of experienced professionals is tailored to exactly meet your individual needs.

Renting? Our team is here for you 24/7! We focus on finding the right property for your needs.

We try our best to ensure your tenancy fees are easy to understand and as fair as possible.



We're better value. We believe our service will not be beaten by any local agency.

We give back to the community. Our community fund has raised over £300,000 for local good causes since 2011.

Our philosophy is simple. We're friendly, experienced, determined, great value and absolutely focused on you. We really look forward to hearing from you.

Mark Meyer

Ready to Rent? Here's What You Need to Know.

Renting a home is a big step, especially if you're doing so for the first time.

It's exciting, but there's a lot to think about before signing.

From finances and paperwork to property checks and legal rights, getting everything ready beforehand will help you avoid mistakes and unnecessary stress.

Your tenancy agreement is a legally binding contract, so it's important you know exactly what you're agreeing to.

The good news? With our help you can move with confidence.

Here are the five most important things you need to know before committing.



ONE

DID YOU KNOW?

*The Guardian

In the UK, tenants aged 35 to 44 are now three times more likely to rent than they were two decades ago.

Get Your Finances in Order



Before you start searching for your perfect rental, it's essential to make sure your finances are in good shape.

Renting involves more than just your monthly rent. You'll also have upfront costs and ongoing expenses.



Here's what to budget for:

- **Holding Deposit:** Typically one week's rent. This secures the property while checks are carried out.
- **Tenancy Deposit:** Usually five weeks' rent (or six weeks if the rent exceeds £50,000 per year). This is legally required to be held in a government-approved Tenancy Deposit Scheme (TDP).
- **First Month's Rent:** This must be paid in full before you move in.
- **Council Tax & Utility Bills:** Unless these bills are included in your monthly rent.
- **Contents Insurance:** Your landlord's insurance won't cover your personal belongings. Contents insurance can protect you against theft, fire, or accidental damage.



KNOWLEDGE HUB

DID YOU KNOW?

Most private residential tenancies are Assured Shorthold Tenancies (ASTs) which typically run for 6 or 12 months.

Key Questions to Ask Yourself Before Renting

- **What is my budget?** Rent is just one expense - make sure you consider all additional costs.
- **How long do I want the tenancy for?** Tenancies usually start at six months but can extend to several years.
- **Do I have the right documents?** Most landlords and letting agents require the following documents:
 - Proof of ID (passport or driving licence).
 - Proof of address (utility bill or bank statement, less than three months old).
 - Proof of income (usually three months of payslips or bank statements).
 - Right to Rent check (for non-UK nationals).



DID YOU KNOW?**TWO**

Landlords are legally required to provide tenants with their full name and an address.

Find the Right Property and Landlord!

Choosing the right property isn't just about location and price, it's about making sure your landlord and letting agent are trustworthy.

Registering with a reputable agent like us will help you hear about new listings first.



- **Who will manage the property?** Some landlords handle everything themselves, while others use a letting agent.

- **Is the landlord reputable?** Look for landlords who are members of The Property Ombudsman or similar.

- **Are there any restrictions?** Some landlords don't allow pets or decorating – always check before signing!

- **What's the local area like?** Visit the property at different times of the day to check for noise levels, parking, and safety.



THREE

DID YOU KNOW?

Follow the tenancy rules and you'll avoid unnecessary deductions from your deposit.

Understand Your Tenancy Agreement



Your tenancy agreement is legally binding, so reading it carefully before signing is crucial.

If there's anything you don't understand, don't be afraid to ask for clarification.



Key Points to Check:

- **Rent & Payment Terms:** When is rent due? What happens if you pay late?

- **Break Clause & Notice Periods:** Can you leave early? How much notice do you need to give before moving out?

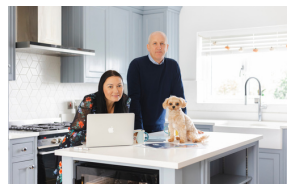
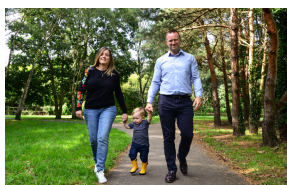
- **Deposit Protection:** Is your deposit held in a government-approved scheme?

Who's Responsible for Repairs?

- Landlords must maintain the structure and safety of the property, but you may be responsible for minor upkeep.

What Bills Are Included? Some

- tenancies include council tax and utilities - make sure you check.



FOUR

DID YOU KNOW?

Always pay your rent on time. Late payments could lead to eviction or affect your credit score.

Tenant Checks and References

Before finalising your tenancy, your landlord or agent will carry out checks to confirm you can afford the rent and that you have a reliable rental history.

Typical Referencing Requirements:

- **Credit Check:** To ensure you don't have unpaid debts or county court judgments (CCJs).
- **Right to Rent Check:** To confirm that all tenants have the legal right to live in the UK.
- **Income Verification:** To confirm you can afford the rent.
- **Rental History:** You may need a reference from your previous landlord.
- **Guarantor:** If your income doesn't meet affordability criteria, you may need someone who agrees to pay if you can't.



FIVE

DID YOU KNOW?

Your landlord is required to give at least 24 hours' notice before entering the property for inspections or repairs, except in emergencies.

Moving in Stress-Free

This is an exciting moment, and preparation is key to ensuring everything goes smoothly.

Start by confirming your move-in date and key collection arrangements with your landlord or letting agent.

Some landlords will hand over the keys in person, while others may require you to pick them up from their office.

It's always best to double-check a few days in advance to avoid any last-minute hiccups.

Next, make a moving day checklist to keep everything on track.

Having a clear plan will help you stay organised and reduce stress on the day.



KNOWLEDGE HUB

DID YOU KNOW?

Landlords are legally obligated to ensure that the property is fit for human habitation, addressing issues like damp, mould, and structural problems promptly.

What to do before you Move in



- Sign the tenancy agreement: Many agents now use electronic signing for convenience.

- Pay the first month's rent & deposit: Ensure the payment clears before your move-in date.



- Check the inventory report: This details the property's condition. Take photos of anything missing from the inventory and send them to your landlord to avoid disputes later.



- Set up utility accounts: Contact gas, electricity, and broadband providers to set up your accounts and avoid service interruptions.

- Get the right paperwork: Your landlord or agent must provide:

- A copy of the signed tenancy agreement
- The Gas Safety Certificate (if applicable)
- The Energy Performance Certificate (EPC)
- The How to Rent Guide (for tenants in England)
- An Electrical Safety Report (for tenancies starting after July 2020)



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- F Scott Fitzgerald

Contact us today to view all our latest properties for rent.



MEYERS
MOVING BEYOND EXPECTATIONS

**We care about our tenants. Let us
help you find your next home.**



Looking for your next home?

**To view all our latest properties
for rent, head to
meyersestates.com to contact
our lettings department.**

We do not charge a holding fee or referencing fees.