

# *the*Well House

## RESIDENT QUALIFICATION ACKNOWLEDGEMENT

### HOLDING COMMITMENT

The reservation commitment is due at the application stage and non-refundable after 72 hours. In order to assist you with your decision on your new home, we are providing a list of guidelines for residency in our communities. Our policy is to require everyone aged 18 or over to be a leaseholder and therefore, must be approved as a leaseholder. Subject to their compliance with applicable laws, qualification standards include, but are not limited to, the following criteria:

### IDENTIFICATION

Applicants must hold the Right to Rent in the UK and either supply a valid UK Driver's License, valid passport and visa (if applicable) for each person aged 18 years and older that will be living in the apartment.

### INCOME

All applicants must have a combined verifiable source of income of no less than 2.66 times the annual rental amount. We will require either three months of Bank Statement or pay slips.

If you are a student or self-employed and cannot demonstrate a regular income, we can arrange a upfront payment schedule, please enquire within.

### EMPLOYMENT VERIFICATION

Applicants over the age of 18 must provide proof of employment from their employer stating the length of employment, salary per annum and confirming if the applicant is in full time or temporary employment.

Insufficient income may result in the requirement of a payment of up-front rent, a guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

### GUARANTOR

If a guarantor is required, he/she must meet the identification qualifying criteria as presented above. We accept 1 guarantor only. The guarantor must be based in the UK and must have a verifiable source of income of an amount no less than 4x the annual rental amount. The guarantor must meet the criteria presented above throughout the entire duration of the applicable lease period.

### OCCUPANCY

The following occupancy standards apply based on two persons per bedroom, plus one child under the age of 12 months per apartment.

STUDIO:	TWO PERSONS
ONE BEDROOM:	TWO PERSONS
TWO BEDROOM:	FOUR PERSONS
THREE BEDROOM:	FIVE PERSONS

## PETS

The following breeds are restricted from our Greystar community:

**American Pit Bull Terrier, English Bull Terrier, Staffordshire Bull Terrier, Bull Mastiff, Dobermann Pinscher, Rottweiler, German Shepherd, Rhodesian Ridgeback, Japanese Akita, Japanese Tosa and Ban Dog.**

Additional breed restrictions could apply based on management's discretion. You must provide the contact details of your veterinary practice and a nominated person who will care for the pet in case of an emergency. There is a max of three pets per apartment and each pet is not to exceed 32 kg (70lbs). If you have pets, please liaise with our on-site management team for more information.

## PETS AND PARKING

The cost of a pet is **£75** a month per pet.

The cost of parking is **£135** a month based on availability.

## UTILITY BILLS

Residents are responsible for payment for utility bills (electricity, heating, water, internet, council tax). Utility bills are approximately £400 a month on top a residents rent, subject to personal consumption.

## RENTAL RATES AND LEASE TERMS

Original rental rate quotes will be honoured for two business days. The rental rate quote is associated with the apartment's availability at the time of your quote, move-in date, and lease term requested. Any revisions or changes to the time of the quote, your move-in date, or lease term may require a revised quote which may result in a different monthly rental rate.

Have you ever had a case taken against you by a debt collection agency? ☐ Yes ☐ No

## APPLICANT APPROVAL ACKNOWLEDGEMENT

Applicant agrees to and acknowledges that all qualifying criteria referenced above will be considered in the screening process. Applicants who do not meet the requirements referenced above may be declined or subject to a conditional approval including, but not limited to advanced rental payment or personal guarantor. The Reservation Commitment will not be refunded for any failed/cancelled references. This is not limited to and includes applications which are aborted prior to being started.

Applicant signature

Date

Applicant signature

Date

Applicant signature

Date

Applicant signature

Date

The Well House representative

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thewellhousesutton.co.uk