

Adore Properties Ltd – Tenant Application & Information Form

Property Address Applied For: _____

Date of Application: _____

1. Tenancy Type & Legal Framework

This tenancy will be an Assured Shorthold Tenancy (AST) under the Housing Act 1988 (as amended). This form applies to all new ASTs signed on or after 1st June 2019, in line with the Tenant Fees Act 2019.

2. Holding Deposit

A holding deposit equal to one week's rent is payable to reserve the property. The holding deposit may be forfeited if you (or any guarantor) withdraw from the tenancy, fail a Right-to-Rent check, provide false/misleading information, or fail to sign the tenancy agreement (and/or guarantor deed if required) within 15 days. If the tenancy proceeds, the holding deposit will be offset against your first month's rent.

3. Tenancy Deposit

Deposit capped at 5 weeks' rent where annual rent is under £50,000, or 6 weeks' rent where annual rent is £50,000 or higher. The deposit will be protected in a government-approved scheme and covers damages, arrears, cleaning, lost keys/devices, and other tenant default as permitted by law.

4. Rent Payments

Rent must be paid in advance by standing order unless agreed otherwise. Late rent interest charged at 3% above the Bank of England base rate from due date until paid in full (applied if more than 14 days in arrears).

5. Tenant Obligations (Summary)

Tenants are responsible for Council Tax, utilities, TV licence (unless otherwise agreed). They are liable for replacement of lost keys/devices, locksmith costs, maintaining the property, and not subletting without consent.

6. Changes & Early Termination

Variation of tenancy: £50 (inc. VAT). Early termination (if landlord agrees): tenant liable for rent until a new tenancy starts and landlord's reasonable costs for re-letting.

7. Right-to-Rent & Referencing

Applicants must provide acceptable ID. Referencing includes employment, income, previous landlord references, and credit checks. Guarantors may be required.

8. Declaration & Consent

I/We confirm that I/We have read and understood the above, consent to referencing and credit checks, and understand that providing false or misleading information may result in the loss of my/our holding deposit.

9. Applicant Information

Full Name:	_____	_____	_____
Current Address:	_____	_____	_____
Contact Number:	_____	_____	_____
Email:	_____	_____	_____
Date of Birth:	_____	National Insurance No:	_____
Employment Status:	☐ Full-time ☐ Part-time ☐ Self-employed ☐ Unemployed ☐ Student		
Employer Name & Address:	_____	_____	_____
Salary (PA):	£_____	_____	_____
Adverse Credit/CCJs:	☐ Yes ☐ No	If Yes, details:	_____

10. Emergency Contact / Next of Kin

Name: _____ Relationship: _____ Contact Number: _____

11. Guarantor (if required)

Full Name: _____ Address: _____ Contact Number: _____
Email: _____

Applicant 1 Signature: _____ Date: _____

Applicant 2 Signature: _____ Date: _____

For Adore Properties Ltd – Received By: _____ Date: _____