



BOWDENS TENANT INFORMATION GUIDE

Finding a Property

We maintain an up-to-date database of available rental properties. If you're looking to rent, register your details with us so we can match you to suitable listings as they become available. Most properties are marketed 6—8 weeks before their available date, so we recommend starting your search early.

Viewings

We offer accompanied viewings at times to suit you, including evenings and weekends where possible. A member of our team will be present to answer any questions you may have.

Application & Holding Deposit

Once you've found a property and your offer is accepted, you'll need to complete an application form. A Holding Deposit equivalent to one week's rent may be required to reserve the property. This will be refunded unless you withdraw, provide false or misleading information, or fail Right to Rent checks.

Referencing & Guarantors

We will carry out referencing checks, which may include employer references, credit checks, and previous landlord references. If your income or credit history does not meet the requirements, a guarantor may be required.

Tenancy Agreement & Rent

A tenancy agreement (usually an Assured Shorthold Tenancy) will be prepared and signed before move-in. Rent is payable monthly in advance by standing order unless otherwise agreed. Tenants are also responsible for utility bills, Council Tax, and broadband/telephone charges.

Tenancy Deposit

A tenancy deposit, capped at five weeks' rent, will be required before move-in. This will be protected in a government-authorised scheme (e.g. TDS). We will provide Prescribed Information within 30 days of receiving the deposit.

How to Rent Guide

You will be provided with the latest version of the Government's 'How to Rent' guide, which outlines your rights and responsibilities as a tenant. This is a legal requirement.

Right to Rent Checks

In accordance with the Immigration Act 2014, we are legally required to verify that all adult tenants have the right to rent in the UK. This will involve checking official documents such as passports or residence permits.

Client Money Protection (CMP)

As a regulated letting agent, we are a member of a government-approved Client Money Protection scheme, ensuring your money is safe with us.

Data Protection & Privacy

We comply with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Any personal information you provide will be used only for purposes related to your tenancy. We will never share your data without your consent unless legally required.

Fees & Charges

In accordance with the Tenant Fees Act 2019, no fees are charged for referencing, administration, check-in, or contract preparation. Permitted charges may include late rent interest, lost key replacement, and costs arising from tenant breaches. A full list of permitted charges is available upon request.