

# Declaration



Property Address:	
Applicant Name:	

This form must be completed and signed before any application for tenancy can be formally considered. Applicants are reminded that in addition to the reference information requested herein they **must** also provide proof of identification. Martin-Saunders Property Services Ltd trading as Cobb Amos charge an 'Application Fee'. This fee is to cover the costs of processing your tenancy request and once paid is non-refundable even if you decide not to move into the property. Each individual tenant must complete an 'Application For Tenancy' and pay the application fee. NB: Where a guarantor is required, this may attract an additional charge. This deposit will be held by Martin-Saunders Property Services Ltd trading as Cobb Amos via the Tenancy Deposit Scheme. The deposit will not be returned until your tenancy is ended and only then provided your rent is paid in full and on the proviso that the household bills are paid (we may require proof) and the property is returned to our satisfaction. NB: Before the deposit is refunded we will also have to consult with the landlord. Any dispute needs to be raised with the TDS. If you require a guarantor, they must have a full time job, a bank account and is in a position to cover your rent should the need arise.

***All applicants are advised to read the following very carefully before signing.***

I/we hereby confirm that the information provided by me/us is, to the best of my/our knowledge, true and I/we have no objections to the information being verified by whatever means deemed necessary. I/we understand that the results of the findings will be forwarded to an appointed credit referencing agency, to the appointed agent and/or the landlord and may be accessed again should I/we apply for a tenancy agreement in the future. I/we agree that Martin-Saunders Property Services Ltd trading as Cobb Amos or their agent, may search the files of a credit reference agency which will keep a record of that search. I/We also understand that no details of the search will be given to me/us by the letting agent and/or the landlord, but that I/we may request the name and address of the credit reference agency to whom I/we may apply for a copy of any information provided. I/we also confirm that, in the event of my/our defaulting on the rental agreement, any such default may be recorded with the credit reference agency and may affect any future application for credit I/we make. I/We hereby authorise the above named bank or building society to respond to status enquiries made in respect of this application. I/we hereby acknowledge that the information, provided above, will be used to assess an application for tenancy. I/We understand that, should a tenancy be granted and the information provided is found to be false, that will be considered sufficient grounds for the landlord or his agent to terminate the tenancy. I/We agree to the information provided being stored on computer. I/we confirm that we are in a position to proceed with the tenancy should this application prove successful. I/we confirm that there is a deposit required and understand that withdrawal from this application may be seen as a breach of contract and I/we hereby agree to compensate the landlord or agent from the deposit paid for any cost incurred as a result of our withdrawal.

Applicant Signature:	Dated:
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