



Please complete in full the attached application form and return it to us within 48 hours along with one item of identification e.g. driving licence, passport or other photo identity and a recent official letter addressed to you at your current address. Scanned documents will suffice.

We must also provide a copy of your current Visa, if applicable.

If you are self-employed you will have to have been for at least 3 years to allow us to reference you.

Once we have advised you that we will proceed with your application we would require a **holding deposit of £400** to reserve the property for you (the holding deposit becomes part of the full security deposit, i.e. one hundred pounds more than the monthly rental).

This should be paid by bank transfer our bank details are 83-20-02 and 00160563 unfortunately ***we do not*** accept credit card payments as part or full payment for any transactions.

Please be aware that by paying the holding deposit you are committing to the property and references will be undertaken immediately, if you are applying for more than this property you must make our office aware of this.

FAILURE TO RETURN THIS APPLICATION FORM WITHIN THE ALLOCATED TIME WILL RESULT IN THE PROPERTY GOING BACK ON THE MARKET.

Your details will be passed to our referencing company HomeLet and they will email you with a link. It is extremely important that you follow the link and instructions set out by them. If there is a delay with any references, they request it may result in delayed entry date (if you pass referencing) or withdrawing your application.

When you are told that you have passed the reference process, we will email you the lease, please check this carefully, we will then send one that you can sign electronically. If more than one person is to sign it, it will automatically be sent to the next person, once it is signed by you.

PLEASE NOTE NONE OF OUR PROPERTIES HAVE KITCHEN EQUIPMENT, CROCKERY, CUTLERY, POTS ETC, YOU WILL NEED TO PROVIDE ALL OF THIS YOURSELF, ANY QUESTIONS PLEASE CONTACT OUR OFFICE 0131 220 5241

On the move in date, **at least one tenant** must come to our office at 40 Howe Street to collect keys, you can nominate someone to do this for you, but we must have a name and they must bring photographic ID. **Keys will not be released under any circumstances until the remainder of the deposit and first months rent is paid in full.**

By signing this lease, you are undertaking legally binding obligations.