



### Property Rental Address:

**Individuals-track your application on-line.**

- Go to [www.maras.co.uk](http://www.maras.co.uk).
- Select application tracker.
- Provide your **date of birth** where indicated.
- Enter the access code of your letting agent and click on the search button.
- Select **your record** for the progress of the application.

**Total Monthly Rent: £** \_\_\_\_\_ **Tenancy Term:** \_\_\_\_\_ **Months** \_\_\_\_\_

**If a joint tenancy, please state the applicant's share: £** \_\_\_\_\_ **pcm** \_\_\_\_\_

**Is the individual a prospective Tenant**  **or Guarantor\***  **(please tick)**

**\*If a guarantor or further applicant, please provide the MARAS reference number**  
**MARAS reference number:-** \_\_\_\_\_

**\*If a guarantor, please also provide the applicant(s) they are acting for**  
**Names of applicants:-** \_\_\_\_\_

*Individuals Full Name:* \_\_\_\_\_

*Date of Birth:* \_\_\_\_\_ *Married*  *Single*  *Separated*  *Divorced*  *Widowed*

### Individuals Details

*Current Address* \_\_\_\_\_

\_\_\_\_\_ *Post Code:* \_\_\_\_\_ *Email:* \_\_\_\_\_

*Period at address:* \_\_\_\_\_ *Tel:* \_\_\_\_\_ *Mobile:* \_\_\_\_\_

*To avoid unnecessary delay, please print and complete in full in a dark colour.*

*Owner*  *Council Tenant*  *Private Tenant*  *With Parents*  *Other*  *(please advise)*

*Reason for departure* \_\_\_\_\_

*Have you any adverse credit history? (Yes/No):* \_\_\_\_\_ *If yes, please detail on a separate sheet*

*Company or Landlord name:* \_\_\_\_\_

*Address:* \_\_\_\_\_ *Post Code:* \_\_\_\_\_

**Estate/Letting Agent, Solicitor or Landlord regarding where you are now living**

*Tel: (day)* \_\_\_\_\_ *Tel: (eve)* \_\_\_\_\_

*Please provide previous addresses and dates of occupation, attaching a separate sheet if necessary*

*Address:* \_\_\_\_\_ *Period at address* \_\_\_\_\_

**Where have you been living during the last three years?**

*Employed*  *Self Employed*  *On Contract*  *Temporary*  *Retired*  *Unemployed*  *Student*

*Company/Agency name::* \_\_\_\_\_

### Current Income Details

*Address* \_\_\_\_\_ *Post Code:* \_\_\_\_\_

*Gross salary/pension per annum £* \_\_\_\_\_ *Position held* \_\_\_\_\_

*Commencement date:* \_\_\_\_\_ *Payroll, Service or Pension number* \_\_\_\_\_

*Tel:* \_\_\_\_\_ *Fax:* \_\_\_\_\_

*Is this permanent? (Yes/No)* \_\_\_\_\_ *Full time*  *Part time*

*Is your employment to change in the near future? Yes*  *No*  *If yes, please provide details.*

**Previous Employment  
Details**

*Where have you been working during the past three years? Please provide details of previous employers, along with commencement and departure dates, attaching a separate sheet if necessary*

*Company Name:*

*Address*

*Post Code:*

*Tel:*

*Commencement date:*

*Departure date:*

**Accountant / Auditor  
details if self  
employed / retired**

Please authorise your  
accountant/auditor to provide a  
reference.

*Practice name:*

*Contact:*

*Address:*

*Post Code:*

*Tel:*

*Fax:*

**Bank/Building Society  
current account only**

*Bank/Building Society Name:*

*Address:*

*Account Name:*

*Tel:*

*Account Number:*

*Sort Code:*

**Personal Reference**

*Name:*

*Address:*

*Tel:*

*Relationship:*

**Next of Kin excluding  
spouse**

*Name:*

*Address:*

*Tel:*

*Relationship:*

**Additional occupants &  
general information**

*Please list the names of all prospective tenants over 18 years of age to reside at the address*

*Ages of Children*

*Smokers/non Smokers*

*Nationality*

*List any Pets*

**Declaration**

Once the application form has  
been fully completed, please  
submit to your agent

*I confirm that the supplied information is to the best of my knowledge and belief, true, and may be verified. DATA PROTECTION ACT: information provided by you on this form may be verified and held by Managing Agents Reference Assistance Services Limited in its computer records. I confirm that the progress of this application may be made available to agents, landlords and co-applicants. I also hereby authorise the above named Bank or Building Society to respond to status enquiries made in respect of this application. MARAS may search the file of a credit reference agency. Any information obtained/compiled by Managing Agents Reference Assistance Services Limited may be passed on to Agents and Landlords.*

***Applicants/Guarantors Signature***

***Date:***

**AT 2001** MARAS is a registered trademark of Managing Agents Reference Assistance Services Limited.



## Tenancy Application Form & Terms

166 Conwy Road, Llandudno Junction, Conwy LL31 9DU  
Tel: 01492 572213 Fax: 01492 596564 E: info@robbie-howarth.co.uk

**Please Note.** Wherever possible, we kindly request that you view the chosen property externally, thereby eliminating the unsuitable ones. Accompanied viewings may then be arranged through this agency. An application form is required for Each Applicant.

### References

You will be required to complete an application form requesting employment details, financial & credit details and character referencing etc., this form is forwarded to a reference checking agency for confirmation of the details supplied. A non-returnable fee of £60.00 inc. Vat must accompany each application form together with individual **proof of identity** i.e. Driving licence, passport, current utility bill etc., Once the references have been positively processed and the Landlords consent has been obtained, a **reservation fee** equal to a month's rent will be required which is non-refundable should the tenant(s) not go ahead with the tenancy for any reason including adverse reference/credit check. We have Secure Client Accounts for deposits held by us as stakeholders and are members of the Dispute Service Ltd Scheme.

### Tenancy Term

All properties are available for a minimum term of 6 months on an Assured Shorthold Tenancy and a **minimum** security deposit equal to one month's rent plus £100.00. **Rents** must be paid **by Bank Standing Order**.

### Rent

Payable per calendar month in advance usually being exclusive of all domestic charges i.e. Council tax, water rates, gas and electricity. If we have to deduct any monies for repairs or replacements etc., at the end of the Tenancy, service charges of 10% + vat will be levied.

### Additional one off charges

An admin fee of £100.00 inc Vat to cover ½ cost of agreements, inventories, check-ins etc.,

Property Management  
Lettings & Sales



Telephone 01492 572213

Website [www.robbie-howarth.co.uk](http://www.robbie-howarth.co.uk)

Fax 01492 596564

Email [admin@robbie-howarth.co.uk](mailto:admin@robbie-howarth.co.uk)

# MARAS Individuals Application Helpsheet

By following the guidance and advice given below, your application will be processed with the minimum of delay. Please keep this page for future reference.

## **Can I track my application on line?**

Yes. This can be done at any time. To do this, simply follow the five steps below:

1. Go to [www.maras.co.uk](http://www.maras.co.uk)
2. Click on the services "Application tracker".
3. Enter your date of birth where requested (dd/mm/yyyy)
4. Enter the password code of your Letting Agent.
5. Select your record for an update on your application.

## **The application form**

To avoid unnecessary delay, please complete the application form in full and in a dark colour.

## **Home address information**

We require full details of your residential addresses for the past three years, even if addresses are overseas.

### **I am a home owner and my property is being sold.**

The full address and contact details of the estate agent or solicitor dealing with your sale should be provided.

### **I am a tenant.**

The details of the landlord, letting agent or organisation to whom you pay your rent should be supplied. If you are aware your landlord is difficult to contact, please *ALSO* provide copy bank statements showing the last three months rental payments and a copy of your tenancy agreement.

### **What should I do if I have current, historic or pending adverse credit?**

You should ensure that as much information is provided as possible on a separate sheet and submit this with your application. Failure to answer this question accurately may jeopardise your application/tenancy. Details of borrowings which you are repaying within credit terms do not need to be listed.

## **Income details**

We require three years income/employment details. A section for previous employment information is provided. However, please use a separate sheet if necessary.

### **I am/will be employed by an educational establishment that is closed for holidays.**

If the educational establishment is controlled by a local authority, the full local authority details along with the name of the school/educational establishment should be supplied in the employment section provided on the application form along with your position, start date, employee number etc.

If your employer is not a local authority please provide a copy work contract along with your most recent copy pay slips.

### **I am self employed and have an accountant/auditor.**

Your accountants/auditors details should be supplied where indicated. Please also ensure you have given your consent to your accountants/auditors to provide a reference to MARAS.

The income figure to be stated on the application form in the section Current Income Details should be the figure shown as the profit on your last finalised accounts in relation to your self employment. If you have recently commenced trading and have yet to have your first set of accounts finalised, please state "not finalised" in this section.

### **I am self employed and do not use an accountant/auditor.**

A copy of your last tax calculation issued by the H M Revenue & Customs in relation to self assessment should be submitted with your application. Please note a "Statement Of Account" is NOT acceptable. If you submit your details on-line to H M Revenue & Customs, your tax calculations can be obtained through your on-line facility with them.

The income figure to be stated on the application form in the section Current Income Details should be the figure shown as the profit on your last finalised accounts in relation to your self employment. If you have recently commenced trading and have yet to have your first set of accounts finalised, please state "not finalised" in this section.

### **I am working on a contract/as a temporary member of staff.**

The details of the company via whom you have secured work should be provided with the contractual end date of your work placement. If you have been made aware your position is on-going, please provide the contractual position – i.e. one week's notice to terminate the work position to be provided by either party.

### **I am retired and my income is derived from pensions.**

Please submit copy pension statements that confirm your pension income with your application. You should ensure that contact details for your pension providers are included.

### **I am retired and my income is derived from investments (and pension income).**

Please provide details of your financial advisor/accountant who can verify your situation. If you are also in receipt of pension income, please refer to the paragraph above.