
Renting Guide

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We offer a variety of high-quality properties across the Eastleigh Borough, ranging from one-bedroom apartments to four-bedroom family homes. Our well-maintained private rental properties are available on an assured shorthold basis, with flexible tenancy lengths to meet your needs.

As a landlord registered with the [Property Redress Scheme](#), we ensure your rights are protected, giving you peace of mind that we adhere to proper tenancy procedures.

How does it work?

Anyone can apply for our private rental properties, which will be listed on online property portals and our website. If the property is available, please review the particulars, and if you think it is suitable, book an appointment to view it. You can do this through our website, the property portals, or by calling us on 023 8068 8000.

Once you have viewed the property and wish to proceed, we will conduct affordability assessments, employment references, landlord references, sanction and credit checks. We maintain final discretion regarding tenancy approvals.

Affordability Checks

As a responsible landlord, we will verify that you can afford the property and have a satisfactory credit score. To do this, you must demonstrate your income. Our external reference providers conduct this check, typically requiring wage slips and bank statements from employed individuals for the last three months. If you are self-employed, please provide your most recent tax return. All circumstances are considered, and the appropriate evidence is sought.

If you receive benefits, we can assist you in calculating your entitlements (please note that our market rental properties will be subject to local housing allowance rates, and housing benefits or Universal Credit may not cover the full rent).

Credit Referencing

We use an independent credit agency for our referencing. To pass the affordability check, you'll need a credit score in the 'good-fair' range. We typically do not accept applicants with a County Court Judgment (CCJ) or an Individual Voluntary Arrangement (IVA). However, we will review each case individually. Please be aware that, under the Renters Rights Bill, we will no longer accept rent in advance.

The Cost

We try to minimise the cost of moving into one of our properties.

On application for a property, we will require a holding deposit equal to one week's rent. This will secure the property for you, subject to passing the affordability/credit check and providing the necessary proof of identification and Right to Rent.

Once your application has been successful, we require the payment of the balance of your security deposit, which will total five weeks' rent. This deposit is held throughout the duration of your tenancy within a government-approved scheme.

Your monthly rent must be paid in advance by direct debit on the first day of each month. If you move in on a day other than the first, the rent due for the remaining days of the month will be due. We will inform you of the exact cost depending on your move-in date.

Documents You'll Need

- Photo identification
- Proof of address
- Three months of payslips or the last three years of your tax return if you're self-employed
- The last three months of bank statements
- A total of any monthly loan and credit card repayments you make

Tenant Fees

When choosing a place to call home, it's important to understand the associated fees. We believe in transparency and want you to feel confident in understanding these costs, so you can focus on settling in and enjoying your new space.

Holding deposit: up to 1 week's rent

Tenancy deposit: 5 weeks' rent

Charge to alter the tenancy agreement, when requested by a tenant: £50 inc. VAT or reasonable costs incurred if higher

Late payment of rent (which is more than 14 days overdue): Interest at a rate of 3% above the Bank of England's base rate

Replacement of a lost key or security device: Up to £100 inc. VAT

Payments associated with early termination of the tenancy when requested by the tenant

Payments to service providers in respect of utilities, communication services, TV licence and council tax

Other payments, permitted under appropriate legislation, including damages.

Thinking about renting with us?

We'd love to hear from you! Whether you have questions or need more information, our team is here to help. Contact us today, and let's find your perfect home together.