



REFERENCING OPTIONS AVAILABLE TO PROSPECTIVE LANDLORDS

The referencing is out sourced and the referencing company carry out a financial profile on all occupiers, which includes the following: -

OPTION 1 STANDARD REFERENCING

- ◆ Credit history and voters' roll check
- ◆ Covers rent up to £2000 per calendar month
- ◆ Undisclosed addresses check
- ◆ Undisclosed CCJ/CD check
- ◆ Consistency of application cross-check
- ◆ Provides credit score and fraud score
- ◆ Provides report on detrimental credit history
- ◆ Legal expenses cover for eviction up to £20,000 following non-payment of rent.

OPTION 2 FINANCIAL PROFILE

- ◆ Credit history and voters' roll check
- ◆ Covers rent up to £2000 per calendar month
- ◆ Undisclosed addresses check
- ◆ Undisclosed CCJ/CD check
- ◆ Consistency of application cross-check
- ◆ Provides credit score and fraud score
- ◆ Provides report on detrimental credit history
- ◆ Legal expenses cover for eviction up to £20,000 following non-payment of rent.
- ◆ Claims must be notified to Cooksleys within 15 days of rent becoming due

The cost of this policy is **£75.00** including Insurance Premium Tax **plus VAT** to the Landlord and the rent is guaranteed for the first five months of the tenancy, as the damage deposit would cover the sixth month's rent arrears. This policy will also cover any legal expenses incurred, in gaining vacant possession within the first six months. This cover cannot be renewed after the first six-month

period.

N.B Any arrears after the first six-month agreement will not be covered under this policy.

OPTION 3

PREMIER RENT GUARANTEE

This is a twelve-month guarantee policy that is renewable after the first initial twelve months for as long as the tenancy with the current tenant continues. This includes as follows: -

- ◆ **Tenant assessment plus a 12 month rent guarantee and legal expenses**
- ◆ **Covers rent up to £2000 per calendar month**
- ◆ **Credit history and voter's check**
- ◆ **Full tenant assessment**
- ◆ **Undisclosed addresses check**
- ◆ **Undisclosed CCJ/CD check**
- ◆ **Consistency of application cross-check**
- ◆ **Provides credit score and fraud score**
- ◆ **Provides report on detrimental credit history**
- ◆ **Legal expenses cover for eviction up to £50,000 following non-payment of rent**
- ◆ **An annual renewal is available each year until the tenancy ends**
- ◆ **Cooksleys must be notified in writing within 28 days of rent becoming due**

The above service is offered to landlords at a fee of only **£135.00 including Insurance Premium Tax **plus VAT**. This gives you peace of mind for the first twelve months of the tenancy for just over **£2.00 a week!** This policy **can be renewed** after the initial twelve-month period and extended for a further twelve month period for a fee of **£135** including insurance Premium Tax **plus VAT**.**

All above fees are quoted at the current charges and may be subject to change, without prior notice.

Please highlight the option you would like to choose and return this form with all the other relevant paperwork.

**WE WISH FOR COOKSLEYS TO REFERENCE ANY
PROSPECTIVETENANTS USING THE FINANCIAL PROFILE SERVICE**

**WE WISH FOR COOKSLEYS TO REFERENCE ANY
PROSPECTIVE TENANTS USING THE PREMIER RENT
GUARANTEE SCHEME**

SIGNED

DATED

PROPERTY ADDRESS:-