

**SKELTON AND GILLING ESTATES PROPERTIES LTD**  
**INCLUDING WHARTON ESTATES**

**HOUSES TO LET**

**All houses and flats will be let initially on a six month assured shorthold tenancy, after which time the situation will be reviewed and if there are no arrears and the terms of the tenancy have been observed then the tenancy may continue from month to month.**

An initial holding deposit is required as part of your application, this will be equal to one week's rent or £100, whichever is the lesser amount. The Landlord has 15 days to make a decision once the holding deposit is taken.

If the tenancy does not go ahead then the money will be repaid in full within 7 days of the deadline being reached or the Landlord backing out. Repayment will not be made in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the tenant has failed to provide any required information within the timescale.

If the tenancy does go ahead the holding deposit will be converted into part payment of the tenancy deposit.

One month's rent is required in advance before the tenancy can begin and a Deposit is also required which will be returned at the end of the tenancy providing all rent is paid up-to-date and the property is left clean and tidy.

**Self Funded Applicants**

Tenants will be expected to pay a Deposit of one month's rent and a month's rent in advance. The rent will then be paid by standing order to our Bank.

**Housing Benefit Tenants**

Tenants in receipt of housing benefit will be accepted. We require tenants to instruct the Local Authority to pay all Housing Benefit direct to the Landlord and any shortfall is to be paid on the day following receipt by the tenant.

**Guarantors Agreement**

In certain circumstances, we will require you to provide a guarantor and this will be discussed as part of your application.

**Outgoings**

Tenants are responsible for all outgoing, including Council Tax, water, electricity, gas or oil, telephone, broadband etc.

**Repairs**

The Landlord will be responsible for all repairs to the property including the electricity, gas and plumbing systems. The Tenant will be responsible for minor repairs and decoration where permitted.

**Application Procedure**

If you would like to be considered for the property then please complete and return the attached application form, giving as much information as possible. Your application will then be considered along with any others that we may receive, and you will be contacted to arrange a convenient time to view the property. Please note that credit checks will be carried out on all prospective tenants.

**Contact Details:**

Skelton and Gilling Estates.  
Estate Office, North Terrace, Skelton-in-Cleveland,  
Saltburn by the Sea, North Yorkshire. TS12 2ES.  
Tel: 01287 650241  
e-mail: enquiries@skeltonestates.co.uk  
Website: www.skeltonestates.co.uk