

New Sharer

A guide to
becoming a
new sharer



Joining an existing tenancy

You must not move into the property until you have confirmation that you have passed referencing and paperwork has been exchanged. This means that you and the remaining residents must sign and return all of the paperwork sent to you by Grainger.

Now that you've decided to join existing residents in their Grainger tenancy, here's what we initially need to get the process in motion;

— *Your completed applicant form*

— *Copies of your photo identification (passport or driving licence) and a proof of address, certified in person by a Grainger member of staff or Agent*

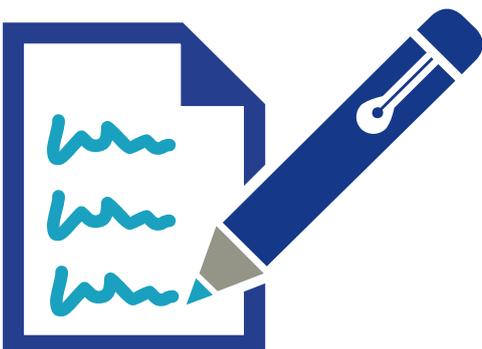
— *Payment of the £170 Pre Tenancy Fee*

Please email the above to renewalteam@graingerplc.co.uk.

Please call 0207 940 9620 to pay the referencing fees.

If you are submitting a guarantor for referencing you must provide the above for them also and pay an additional £50 fee to cover their referencing.

You are required to pass referencing and sign tenancy documents before you can move in.



How do I pass referencing?

- *I must have no bankruptcies or County Court Judgements against me*
- *I must be able to provide a satisfactory previous landlord reference*
 - *I must be able to provide income references, showing that I earn annually at least 30x my share of the monthly rent and am not within a probation period..*

If you are unable to meet the criteria then you are required to provide the details of an acceptable guarantor for referencing or to make your rental payments 6 or 12 months in advance, the advance payment would continue until such time that you could provide proof that you now pass the referencing criteria set out above.

The deposit

You are required to directly reimburse the outgoing tenant for their share of the deposit. Grainger will continue to hold the full deposit for the tenancy. Grainger will then add your name to the TDS Certificate and provide all residents and guarantors with a copy of the certificate.

You will be signing to accept the original inventory check-in report from the beginning of the tenancy. Therefore, a copy of this will be provided to you, along with the original tenancy document, prior to your signature of the tenancy documents. You can arrange any deductions with the outgoing resident from their share of the deposit should this be required.

