

RIGHT TO RENT COMPLIANCE

As Letting Agents we have a legal obligation to ensure we are following any changes in legislation with regards to the above.

We have to ensure all tenants over the age of 18 applying to rent a property have the 'Right To Rent'.

All EU citizens were informed of these changes and as of 30th June had to have applied otherwise all would lose the 'Right To Rent'.

Anyone who has been living here for more than 5 years would likely have a 'Settled Status'.

Less than 5 years would have a 'Pre Settled Status' – and successful applicants would have been sent a letter to confirm.

Regardless of where you are from we need to clarify this via an online government checking service.

British Citizens – need to provide a passport.

Anyone from EU, EEA and Swiss Citizens with Biometric Passport need to log onto the government 'View and Prove' service and click 'Prove Your Status' – you need to complete a form and at the end you click to 'create a code' which is valid for 30 days only this is then given to ourselves to carry out our checks.

This also applies to anyone from Republic of Ireland.

For the above we still need a 'Share Code' and Date of Birth to enable us to carry out verification checks.

You would need to ensure that you do have 'The Right To Rent' prior to applying for any property. Once we start our process and have taken a holding deposit we cannot refund if you have withheld or given false information resulting in a rejected reference or government checking through no fault of our agency.