M&P Estates
SALES | LETTINGS | PROPERTY MANAGEMENT

MALLINS WAY

GRAYS | ESSEX | RM16 2EQ








PRICE:- MONTHLY RENTAL OF £1,375

The perfect family home awaits you in Grays - one that's modern, well presented and conveniently located. Book an appointment with our Lettings Team today to see this three-bedroom house on Quantum Wood View Development!

- THREE BEDROOM
- GROUND FLOOR CLOAKROOM
- COUNCIL TAX BAND – D £1,681.74
- MODERN KITCHEN & BATHROOM
- SEMI DETACHED
- EPC RATING - C 85
- OFF PARKING
- DOUBLE GLAZED

Energy Performance Certificate

HM Government

13, Mallins Way, GRAYS, RM16 2EQ

Dwelling type:	Semi-detached house	**Reference number:**	9098-9056-7344-5513-1974
Date of assessment:	11 April 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	11 April 2017	**Total floor area:**	81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

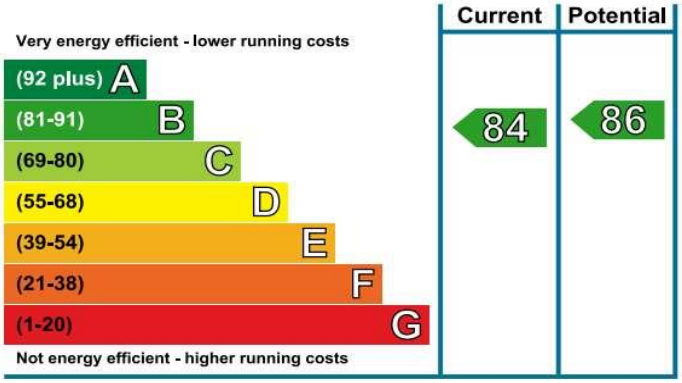
Estimated energy costs of dwelling for 3 years:	**£ 1,053**
Over 3 years you could save	**£ 99**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	You could save £ 99 over 3 years
Heating	£ 636 over 3 years	£ 636 over 3 years	
Hot Water	£ 240 over 3 years	£ 141 over 3 years	
Totals	**£ 1,053**	**£ 954**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102

Moving into your new home.

The following information is just a brief guide to help and assist you through the steps of letting a property via M&P Estates Ltd. We advise you before entering into the reference process to check your own credit file to ensure that there are no default notices or County Court judgements, as this will affect your ability to rent a property.

Reservation Fees

A refundable reservation fee to reserve a property**,** equivalent to **one week's rent** will be payable on application. M&P Estates Ltd will only accept payment to reserve a property if the full application and supporting documentation are presented.

The reservation fee will not be refundable if:

1. False information is given.
2. The applicant fails Immigration Act checks.
3. The applicant withdraws from the transaction.

The "Deadline for Agreement" is 15 days and this time limit starts once M&P Estates Ltd receive payment.

Method Of Payment

The balance (one month's rent and deposit) is to be paid by bank transfer payment

Application

Having found the property of your choice you will be required to complete our reference forms and provide us with the following documentation:-

Photo ID:

Passport or Full Driving Licence

Proof of address dated within the past 3 months:

Bank Statement, Credit Card Bill or Utility Bill

Employment Status

We understand that people are employed in many different ways, but for referencing the following criteria applies:-

If you are employed, you will pay PAYE and have a contract of employment and wage slips.

If you are self-employed and work for yourself or a contractor we will require an accountant's reference to prove your earnings. If you do not use an accountant we will need to see sight of SA302 forms, which state your earnings.

We will use the nett income or nett profit figure for the purpose of carrying out the financial referencing; we cannot use the gross figure.

If you are employed by a company, either M & P Estates Ltd or Rent4Sure will contact your HR or Personnel Department. The following information will be required:-

1) Is the applicant in permanent employment
2) Employment start date
3) Employment end date
4) Is the applicant's contract greater than the lease term
5) Are the salary details as stated
6) Is the salary as reported
7) Confirmation of job title

Once the reference process and safety checks have been completed a date can be agreed for you to move into your new home.

The Tenancy Agreement and supporting documents will be sent to you. This will give you the opportunity to take advice from either a Solicitor or Citizens Advice Bureau if you do not understand the terms and conditions of the documentation. Once you have signed and paid both your damage deposit and first month's rent the agreement becomes legally binding.

Utilities

M&P Estates Ltd will write to the gas, electricity and water suppliers notifying them of meter readings at the commencement of the tenancy. We will also write to the local authority for council tax purposes. Please note that we strongly recommend that you also inform the suppliers to ensure that your details have been received and processed.

Protection

The Landlord is not responsible for insuring any of your personal belongings, therefore we strongly recommend that you obtain adequate contents insurance.

Other Fees

To pay the Landlord's reasonable costs incurred as a result of any breach of the terms of the tenancy by the Tenant including any bank charges incurred in relation to non-payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

To pay the reasonable costs of the Landlord where the Tenant requests early termination of the tenancy, and the Landlord has accepted the request, or where the Tenant fails to give the legally required notice to end a periodic tenancy

To pay the reasonable costs of the Landlord where the Tenant requests a variation to the tenancy

Damage Deposit

All damage deposits are held by the Deposit Protection Service and their details are set out below for your information:-

The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Telephone number: 03303030030
Website: www.depositprotection.com

Client Money Protection

M&P Estates Ltd hold "Client Money Protection Insurance" with SafeAgent. Membership No A7352 Further information about the Scheme can be obtained by contacting SafeAgent Tele: 01242581712 or email inf@safeagent.co.uk

Redress System

M&P Estates Ltd are members of the Property Ombudsman Redress Scheme for both Sales and Lettings Membership No: D00673

55 Milford St, Salisbury SP1 2BP **Tele:** 01722 333306 **email:** admin@tpos.co.uk **Website** www.tpos.co.uk

The Ombudsman provides redress, where appropriate, to consumers whose complaints are considered on a case by case basis.

IF YOU HAVE ANY QUESTION, PLEASE DO ASK AS WE ARE HERE TO HELP YOU!