

# YOUR GUIDE TO RENTING.



**McCARTHY STONE**  
*Life, well lived*



## CONSIDER RENTING - FOR A RELAXED MOVE INTO A MCCARTHY STONE PROPERTY.

Renting a McCarthy Stone property is a fast, flexible and carefree way to join our friendly communities and enjoy all the services, amenities and events on offer at our wonderful Retirement Living and Retirement Living PLUS developments.

### WHY RENT?

- **Carefree maintenance** – you'll have no worries about upkeep – problems with the property are swiftly sorted out for you.
- **Fast and flexible** – with fewer logistics than buying, it's quicker and easier to move in to a rented property.
- **Budgeting is easy** – you'll pay a single monthly payment, which includes the service charge and maintenance.
- **Frees up money** – you may be able to use the equity from selling an existing property to do more of what you love.
- **Enjoy the lifestyle** – renting gives you access to all the community events, services and amenities on offer at your chosen retirement development.
- **Peace of mind** – our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term).

“I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask Debbie the House Manager and it's done...”

Helen, McCarthy Stone tenant

# “I’M INTERESTED IN RENTING ONE OF YOUR PROPERTIES, WHAT’S NEXT?”

## THERE ARE A FEW SIMPLE STEPS YOU NEED TO FOLLOW BEFORE MOVING INTO ONE OF OUR STUNNING APARTMENTS.

- **Step one** – Once you’ve found your perfect new home, the development’s consultant will run an initial affordability check to confirm that renting is an appropriate option for you.  
You’ll be asked to provide identification documentation such as a passport, that complies with the latest Government Right To Rent regulations.  
You’ll also need to provide 3 months’ worth of bank statements.
- **Step two** – After the checks are carried out, a moving-in date can be agreed and you can ask your consultant for information about removals services on offer, to help you with the move itself.
- **Step three** – You’ll then agree to and sign your Assured Tenancy Agreement.
- **Step four** – You can then move in, make friends and start enjoying life in your gorgeous new home.

“I was really pleased that McCarthy Stone offered rental options as I wanted to maintain my flexible lifestyle, so it suited me perfectly. The team took care of the whole process and made it all as simple as possible, so I was really grateful to them. As I’m renting there’s no hassle with property chains either, which made everything so much easier.”

Beryl, McCarthy Stone tenant



## FREQUENTLY ASKED QUESTIONS.

### **WHAT IS THE OPTION TO RENT?**

Our rental options are available at selected developments under an Assured Tenancy Agreement, providing you with a flexible way to enjoy the McCarthy Stone lifestyle.

### **WHAT IS AN ASSURED TENANCY?**

An Assured Tenancy gives you legal protection, meaning that if you abide by the conditions of your tenancy, you can live in the property for as long as you like (subject to the minimum term). If you wish to move at the end of your agreed term, then you can serve the landlord (Currently McCarthy Stone - see FAQ below) with two months' notice. The notice period is always two months thereafter.

### **WHO IS THE LANDLORD OF A RENTAL APARTMENT?**

McCarthy Stone will become your landlord. McCarthy Stone does sell its rental apartments to trusted property investment companies, however, the terms of your Assured Tenancy Agreement remain unchanged and McCarthy Stone retain ongoing responsibility for management of the development and will continue to have a direct relationship with you.

### **IS THE OPTION TO RENT AN APARTMENT AVAILABLE AT ALL DEVELOPMENTS?**

You can rent at the majority of our developments. Please check with the team or call 0800 2014811 for more information.

### **CAN I BRING MY PET CAT OR DOG WITH ME?**

We understand how important pets are and you are welcome to bring a well-behaved pet to live with you in your apartment. There are terms and conditions which our team will explain.

### **IS A DEPOSIT REQUIRED?**

Yes. You pay a deposit to secure your apartment which is offset against your first month's rental payment. A Tenancy Deposit equivalent to five weeks rent is also payable at the start of the tenancy.

### **ARE THE RENTAL APARTMENTS FURNISHED OR UNFURNISHED?**

Unfurnished, although the apartments are fitted with carpets.

### **CAN I TAKE ADVANTAGE OF ALL THE FACILITIES AT THE DEVELOPMENT?**

Yes, absolutely. You'll enjoy the same access to facilities, amenities and events as everyone else on the development including the communal lounges and the landscaped gardens. On Retirement Living PLUS developments you can also benefit from the onsite bistro/restaurant and access to support services.

### **WILL THE RENT INCREASE?**

The rent is set within the Assured Tenancy Agreement. An annual rent review on the date specified in your lease will be indexed to movements in the Retail Price Index (RPI) subject to a minimum 0.5%.

### **IS ANY FINANCIAL ASSESSMENT REQUIRED?**

Yes - to ensure this option is right for you and affordable in the longer-term there will be standard checks as regulated by the Assured Tenancy Agreement.

### **WHAT HAPPENS WHEN I WISH TO LEAVE?**

You may leave after the agreed minimum term has expired, so long as you give us 2 months' notice.

### **DO YOU OFFER A REMOVAL SERVICE?**

We can recommend a specialist removal service at an extra cost.

### **CAN MY FAMILY AND FRIENDS STAY AT THE DEVELOPMENT?**

Your family and friends are more than welcome to stay with you in your home. Most developments also have a guest suite with an en-suite bathroom, TV, and tea- and coffee- making facilities. There is a small nightly charge for this (typically £25).

### **ARE YOU REGULATED BY ARLA PROPERTYMARK ASSOCIATION?**

Yes, we are members of the ARLA Propertymark association for letting agents and we comply with their code of practice and byelaws. This means you can have the upmost trust in the service we provide.

Please ask your Sales Consultant if you have any further questions.

# McCARTHY STONE

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Call us on **0800 201 4118** and  
we'll help you find your happy place  
or visit [mccarthystone.co.uk](http://mccarthystone.co.uk)



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