

# YOUR GUIDE TO RENTING.



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



## AN AFFORDABLE AND SECURE WAY TO ENJOY LIFE IN OUR COMMUNITIES

**Rental options are now available at selected developments under an Assured Tenancy Agreement.**

It provides you with an affordable way to enjoy the McCarthy Stone lifestyle without any longer-term commitment. With no need to purchase outright, you could be settled into your new home with the minimum of fuss.

### **WHY RENT WITH US?**

- **An affordable alternative** to outright purchase, with all the benefits you would expect
- **Guaranteed security of tenure** with an Assured Tenancy Agreement
- **Avoid the expense** associated with buying a property, including Stamp Duty Land Tax
- **Opportunity to retain/release equity** on your current home
- **One single monthly rental payment**, inclusive of ground rent, service charge and parking where applicable. Please ask your Sales Consultant for more information
- **An option to buy the apartment** within the first 6 months of the Assured Tenancy
- **A quick and simple way** to move into your new home
- We are registered with ARLA Propertymark



## **I'M INTERESTED IN RENTING ONE OF YOUR PROPERTIES, SO WHAT'S NEXT?**

- 1.** Speak with our sales team at a qualifying development who will arrange for an initial affordability check to confirm that renting is an appropriate option for you.  
You'll be asked to provide Identification documentation that complies with the latest Government Right To Rent regulations.  
Your Sales Consultant will talk you through them.  
You'll also need 3 months' worth of bank statements.
- 2.** Choose your apartment.
- 3.** Standard checks will be carried out as regulated by the Assured Tenancy Agreement. A moving date can be agreed and the Sales Consultant can provide advice for the move itself.
- 4.** Agree and sign your Assured Tenancy Agreement and move into your apartment.

## FREQUENTLY ASKED QUESTIONS

### WHAT IS THE OPTION TO RENT?

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

### WHAT IS AN ASSURED TENANCY?

An Assured Tenancy offers our customers the benefit of long term security whilst only requiring a commitment for the first 12 months.

Should the customer wish to move at the end of the 12 months, they can serve the Landlord with 2 months' notice upon expiry of 10 months. The notice period is always 2 months thereafter.

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

You can rent at the majority of developments. Please check with the sales team or call our customer contact centre for more information.

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

McCarthy Stone will become your landlord.

Over time McCarthy Stone plan to sell its portfolio of Rental apartments to trusted property investment companies they partner with. The terms of your Assured Tenancy Agreement will remain unchanged. You will be notified in advance of these planned sales.

In these circumstances McCarthy Stone retain ongoing responsibility for management of the development and a direct relationship with you.

### IS THERE A RENT TO BUY OPTION?

Yes. Our customers tell us they love the idea of trying the lifestyle for themselves without committing to buying. That's why we've introduced our Rent to Buy option, available within the first 6 months of the Assured Tenancy.

If you chose to buy you can do so with an agreed amount of rental payments credited against the purchase of your apartment on completion.

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

We understand how important the companionship of a pet can be, and so you are welcome to bring a well-behaved pet to live with you in your apartment. There are certain terms and conditions which our sales team are on hand to explain.

### IS A DEPOSIT REQUIRED?

A rental reservation deposit is payable to secure your chosen apartment and is offset against your first months payment. A Tenancy Deposit equivalent to five weeks rent is also payable at the tenancy commencement.

### ARE THE RENTAL APARTMENTS FURNISHED OR UNFURNISHED?

Unfurnished. The apartments may already be fitted with carpets. Please check with the Sales Consultant at the development.

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

Yes, absolutely. You can enjoy all the communal areas, the landscaped gardens and, on selected developments, you can also benefit from the on-site restaurant and access to support services.

### WILL THE RENT INCREASE?

The rent is set at the point of purchase. 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%. RPI has been in the range c.1-4% since 2013 and was 1.6% for July 2020.

### 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.

### IS YOUR SMOOTH MOVE SERVICE AVAILABLE?

No, but there is offer a specialist removal scheme which can be offered at the customer's cost.

### WHAT HAPPENS WHEN I WISH TO LEAVE?

You may leave after 12 months' rental, so long as you give us 2 months' notice.

### WHAT HAPPENS IF MY FINANCIAL CIRCUMSTANCES CHANGE AND I CAN NO LONGER AFFORD TO PAY THE RENT (FOR EXAMPLE IF ONE OF A COUPLE PASSES AWAY)?

It's important that the housing decision you take is suitable for your personal and financial circumstances. We want you to enjoy your new home and not have worries over affordability.

Your rent is a contractual agreement between you and your landlord. If you do fall behind with your payments, your landlord will contact you to arrange payment, or agree a payment plan to suit the circumstances.

### 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).

# 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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