



# SPINNERS YARD

**Discounted Market  
Rate Units  
Information Guide**

# HOW TO APPLY

## **STEP ONE**

CHECK IF YOU MEET THE CRITERIA ON THE FOLLOWING PAGES



## **STEP TWO**

EMAIL THE SPINNERS YARD TEAM



## **STEP THREE**

WE'LL GET IN TOUCH FOR MORE DETAILS AND BOOK A VIEWING



## **STEP FOUR**

COME DOWN TO SPINNERS YARD FOR YOUR VIEWING



## **STEP FIVE**

PAY THE HOLDING DEPOSIT AND START REFERENCING



## **STEP SIX**

ONCE REFERENCING IS PASSED - CONFIRM MOVE IN DATE, PAY ANY RENT DUE AND SIGN DOCUMENTS BEFORE MOVING IN



## **STEP SEVEN**

COLLECT YOUR KEYS FROM THE ONSITE TEAM AND MOVE IN TO YOUR NEW HOME

# OUR LETTINGS POLICIES

Item	Policy
Affordability	<ul style="list-style-type: none"> <li>• Minimum Income               <ul style="list-style-type: none"> <li>◦ 30 x income multiplier for household &amp; minimum individual income (for named tenants)</li> <li>◦ Household: Monthly rent x 30 &lt; annual income for all named [rent paying] tenants</li> <li>◦ Individual: Individual income &gt; (Household income required / number of beds)</li> </ul> </li> <li>• Maximum Income               <ul style="list-style-type: none"> <li>◦ Maximum individual income of £34,858 per annum for 2026</li> </ul> </li> </ul>
Tenancy Deposit	<ul style="list-style-type: none"> <li>• Standard deposit equivalent to 5-weeks rent</li> </ul>
Upfront Rental Payment	<ul style="list-style-type: none"> <li>• If scheduled move in is before 15th of the month, an upfront rental payment will be required (pro rated until last day of month)</li> <li>• If scheduled move in is after 15th of the month, an upfront rental payment will be required (pro rated until last day of month + subsequent month)</li> </ul>
Holding Deposit	<ul style="list-style-type: none"> <li>• Standard holding deposit of 1-week's rent required (deducted from first rental payment if tenancy is secured; deposit to be taken if any prospect drops out/fails referencing due to providing misleading information; deposit will be refunded if property is removed from market)</li> </ul>
Pets	<ul style="list-style-type: none"> <li>• Pets will be accessed by the landlord on a case by case basis</li> </ul>
Referencing	<ul style="list-style-type: none"> <li>• Statutory checks to be undertaken (e.g. Right to Rent and Anti Money Laundering)</li> <li>• Employment Reference (Part-time/fixed-term contracts subject to individual review)</li> <li>• Landlord Reference (to confirm any previous arrears/breaches of contracts)</li> <li>• No outstanding CCJs</li> <li>• Subject to review with appointed 3rd party provider</li> </ul>
Move In Period	<ul style="list-style-type: none"> <li>• Prospects are required to move-in within 4 weeks of paying the holding deposit</li> </ul>

*Lettings policies are for guidance only and subject to change at the sole discretion of Rise Homes*

# DMR LETTINGS CRITERIA

Criteria	Evidence
Offering priority of those who live, work and training in Leeds and have close family connections	<ul style="list-style-type: none"> <li>• One of the following documents will be requested to ensure that a prospect lives, works or is training in Leeds city:</li> <li>• Residence               <ul style="list-style-type: none"> <li>◦ Utility bill dated in the last 3 months</li> <li>◦ Council tax bill dated in the last financial year</li> <li>◦ Driving licence</li> <li>◦ Tenancy Agreement</li> </ul> </li> <li>• Employment/Training               <ul style="list-style-type: none"> <li>◦ Employment contract</li> <li>◦ Letter from employer dated within the last 3 months confirming role and primary place of employment</li> <li>◦ Letter from University confirming training with Leeds city</li> </ul> </li> <li>• Close Family Connections               <ul style="list-style-type: none"> <li>◦ Close family relates to; a spouse or partner, child, stepchild, grandchild, parent, step-parent, parent-in-law, grandparent, siblings (including half siblings), step-siblings, or brother or sister-in-law</li> <li>◦ Applicant to provide confirmation that close family member lives in Leeds city and confirmation of relation to family member (declaration required and clause for termination in tenancy agreement if breached) AND;</li> <li>◦ Family connection to provide one of documents listed under the Residence section</li> </ul> </li> </ul>
Tenants cannot be homeowners	<ul style="list-style-type: none"> <li>• Applicants cannot be homeowners (declaration required)</li> </ul>
Tenants cannot sublet	<ul style="list-style-type: none"> <li>• Applicants cannot sublet their apartments (declaration required)</li> </ul>

