



TO LET

199A Newcastle Road, Downpatrick  
£550 pcm

Recently renovated building with  
accommodation comprising lounge, kitchen,  
three bedrooms and bathroom.

- Semi Detached House
- 3 Bedrooms
- Oil Central Heating

## Kitchen

Open plan kitchen and lounge, with tiled floor, high and low units with spaces for appliances.  
Some appliances provided by the landlord



£550 pcm

199A Newcastle Road,  
Seaforde,  
Co Down  
BT30 8NU

Recently renovated building with accomadation comprising lounge, kitchen, three bedrooms and bathroom. Traditional yet modern design and finished with beautiful tiling, fireplaces and features.

Viewing by appointment,

contact Stephen on  
02844619966, call or text  
07515355683, or email  
stephen@alexanderreidfrazier.com

quote the property address in the  
subject line

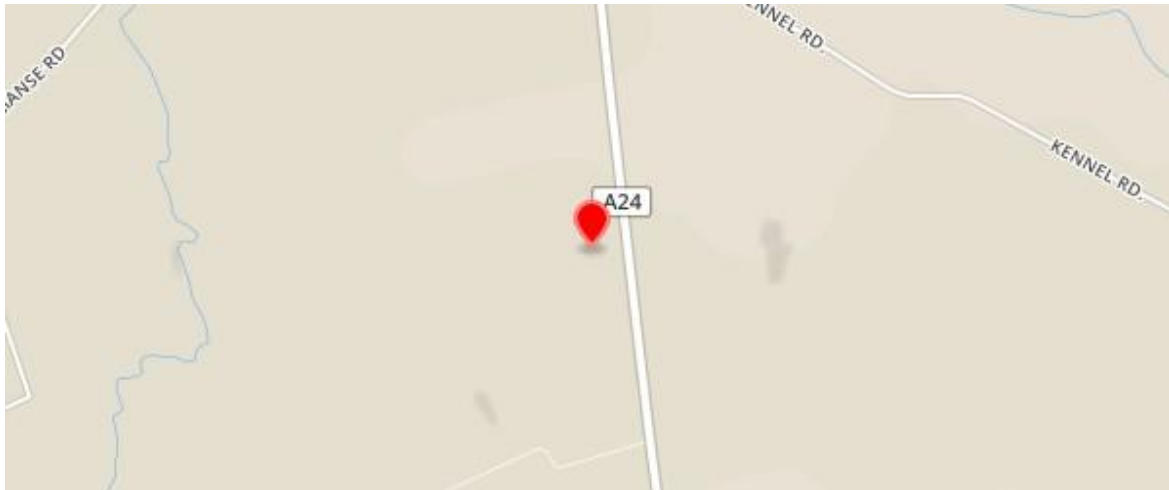
## >> Key Features

- Semi Detached House
- 3 Bedrooms
- Oil Central Heating
- Open fire
- Off Street Parking
- Rear Yard

## Outside



Parking to the front, partitioned shared yard to the rear.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Alexander Reid & Frazer cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

## ALEXANDER, REID & FRAZER

CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
6, ENGLISH STREET, DOWNPATRICK  
BT30 6AB, CO. DOWN

Telephone (028) 4461 9966 Fax (028) 4461 2815

E-mail: [stephen@alexanderreidfrazier.com](mailto:stephen@alexanderreidfrazier.com)

### HOUSES TO LET

Rental List, Registration & Application Forms

ARRANGE VIEWINGS, REGISTER DETAILS,  
APPLY FOR PROPERTIES ONLINE

[www.alexanderreidfrazier.com](http://www.alexanderreidfrazier.com)

Complete all  
forms



Include all  
references



Supply a  
guarantor



**Please read the following...**

**Attached are the Registration & Tenancy Application Forms which should be completed and returned to our office or brought to the viewing.**

- For all lettings the rent is paid monthly in advance
- We will require the first month's rent and deposit with the signed lease
- For each letting housing benefit applicants shall be considered by the Landlord.
- All applications will require references from current employers, current and previous landlords (not exceeding 3 years)
- You must provide details of every person that will be living in the property
- The Tenants must provide 2 forms of identification for each tenant one of which must be photographic
- The Guarantor must sign the Guarantor section of the lease in our office, to be witnessed by a member of our staff accompanied by 2 forms of identification for each tenant one of which must be photographic
- Keys are only released on the date of the agreement with all requested paper work complete and the payment of the Rent & Deposit.
- Deposits may be payable in instalments, dependant on the property, please enquire in our office.

Alexander Reid & Frazer

stephen@alexanderreidfrazier.com

Scheme No. 1516367

Telephone 2844619966

To avoid any unnecessary delays, please complete in full, in **BLACK INK** using **BLOCK CAPITAL LETTERS**. Incomplete forms will be returned. Once completed, you can enter this application online via [connect.rentshielddirect.com](https://connect.rentshielddirect.com) for an instant acknowledgement.

### 1 PROPERTY TO LET [To be completed by the Letting Agent]

Property Address

Postcode

Total rent per calendar month

Property Let Type Let Only ☒ Managed ☐ Rent Collect ☐

No. of bedrooms

Property type Detached ☐ Semi detached ☐ Flat ☐ Terraced ☐ Bungalow ☐

When was the property built?  
(eg 1984)

Tenancy term (months)  Number of Tenants  Tenancy start date

Is the tenant paying the full rent in advance? Yes ☐ No ☐

If yes, do you require Rentshield Direct to obtain financial references? Yes ☐ No ☐

Please complete Section 2

### 2 PRODUCT SELECTION [To be completed by the Letting Agent]

Please select the service required, TICK ONE BOX ONLY - WE CANNOT PROCEED WITH THE APPLICATION IF YOU DO NOT DO THIS.

Insight ☐ Enhance ☒ Optimum ☐ Please complete Section 3



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### 3 LETTING AGENT: WHAT IS THE TENANT'S SHARE OF RENT

[To be completed by the Agent]

#### 3.1 YOUR PERSONAL DETAILS [To be completed by the Tenant]

Title: Mr ☐ Mrs ☐ Miss ☐ Other

First name  Middle name

Last name

Email

Other/Maiden/Previous name(s)  Date of birth  /  /

**Residential Status** Property owner ☐ Council tenant ☐ Private tenant ☐ Living with friends/relatives ☐

**Employment status** Employed ☐ Self-employed ☐ Retired ☐ Independent means ☐

On contract ☐ Student ☐ Unemployed ☐

Total gross annual income

Your Telephone  Your Mobile

**Bank / building society details:** please provide the details of your current account

Account holder(s)  Bank name

Bank Account no.  Sort code

### IMPORTANT - ADVERSE CREDIT HISTORY

**Do you have any County Court Judgements, Court Decrees, Bankruptcy, Administration Orders, Individual Voluntary Arrangements, or any other adverse credit history whether settled or not?**

NO ☐ YES ☐

If YES, please detail on a separate sheet. Please note that failure to disclose information relating to adverse credit history may result in your application being declined.

#### 4 YOUR ADDRESS [To be completed by the Tenant]

Current Address

Postcode

Period at Address  Years  Months

*We require three years worth of your address history. If you have lived at this address for more than three years, please move to section 5. If you have been there for less than three years, please provide your previous address(es) below.*

Previous Address

Postcode

Period at Address  Years  Months

**Status** Owner ☐ Rented ☐ Living with parents ☐ Council tenant ☐ Other ☐ *Please complete section 5*

Previous Address

Postcode

Period at Address  Years  Months

**Status** Owner ☐ Rented ☐ Living with parents ☐ Council tenant ☐ Other ☐ *Please complete section 5*

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### 5 YOUR CURRENT LETTING AGENT/LANDLORD/MANAGING AGENT [To be completed by the Tenant]

If you are not a private tenant, please move to section 6.

If you are a private tenant please provide the details of the person or company that you pay your rent to now.

Name

Address

Postcode

Telephone   Evening Telephone

Email  Fax

*Please complete section 6*

### 6 YOUR FINANCIAL / EMPLOYMENT INFORMATION [To be completed by the Tenant]

Please tell us about your earnings and provide the details of a financial referee below (please tick one). Failure to provide your gross annual income will prevent us from contacting your referee and will delay your application.

Current Employer ☐ Pension Administrator ☐ Accountant ☐ Self employed (SA302 / SA100) ☐ Benefit / Savings / Other ☐

Company Name

Address

Postcode

Contact Name  Contact Position

Telephone   Fax

Mobile

Email

Your position

*Providing an email address or fax number could result in a QUICKER RESPONSE from your referee.*

Is this position: Permanent ☐ Contract ☐ Contract Terms  Months  Hours per week

Payroll/Service/Pension number:

Gross Salary/Pension/Drawings per annum:  *If self employed please indicate your average earnings from the last year*

Basic salary  Commission / Overtime

Start Date  End Date (if applicable)

Details of savings / benefits:

*Do you have a second job, or additional pension? IF YES, please enter the details in section 7  
Will your employment change before the proposed tenancy starts? IF YES, please go to section 7  
IF NO, please go to section 8*

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### 7 ADDITIONAL FINANCIAL INFORMATION [To be completed by the Tenant]

If you are changing to new employment, have a second job or another source of income, please provide details in this section.

Future employer ☐ Second employer ☐ Pension administrator ☐ Accountant ☐ Benefit/other ☐

Company Name

Contact Address

Postcode

Contact Name  Contact Position

Telephone   Fax

Email  *Providing an email address or fax number could result in a QUICKER RESPONSE from your referee.*

Your Position

Is this position: Permanent ☐ Contract ☐ Contract Terms  Months  Hours per week

Payroll/Service/Pension number:

Gross Salary/Pension/Drawings per annum:  *If self-employed please include your average earnings from the last year*

Start Date  End Date (if applicable)

### 8 ADDITIONAL INFORMATION [To be completed by the Tenant]

• PLEASE NOTE, the information contained within this section is not mandatory for your reference, however your letting agent may require this to assist with your application

Marital status: Single ☐ Married ☐ Divorced/Separated ☐ Other ☐

Are you a smoker? YES ☐ NO ☐ Do you have any pets? YES ☐ NO ☐ Details / type of pets

Names and ages of any children / dependents who will be occupying the property

National Insurance Number  Nationality

Passport Number

Your next of kin (this should NOT be your spouse):

Name

Address

Postcode

Telephone   Relationship

How long known Years  Months

*Please complete section 9*



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### 9 ABOUT YOUR REFERENCE [To be completed by the Tenant]

Your reference will be completed by Rentshield Direct on behalf of your letting agent. Rentshield Direct is part of the Barbon Insurance Group Limited and for the purposes of this application, Barbon is the Data Controller as defined in the Data Protection Act 1998 (the "Act")

In order to complete your application, Rentshield Direct will consult with a number of sources to verify the information, including a licensed credit reference agency. As a result of the information received:

- Rentshield Direct may pass on any information supplied to your landlord and/or letting agent, including the results of any linked verification checks.
- By consulting with a credit reference agency, Rentshield Direct will share your information with them and the agency may record the results of this search. This search may show how you conduct payments with other organisations. From time to time, this information may also be used for debt tracing and fraud prevention. You may request the name and address of the Credit Reference agency Rentshield Direct use and you may also apply for a copy of the information they provided to Rentshield Direct.
- If you default on your rental payments, Rentshield Direct may record this on a centrally held database of defaulting tenants, and that such a default could affect any future application for tenancies, credit, and/or insurance.
- Rentshield Direct may use debt collection agencies or tracing agents to trace your whereabouts and recover any monies owed to Rentshield Direct.
- If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies to prevent fraud and money laundering.

Information may be sent to you and your nominated referees by email. This information will only be sufficient enough to identify you and it won't be excessive; however you should be aware that information sent via electronic means can't be guaranteed to be secure.

The provisions of Section 8, Ground 17 of the Housing Act 1988 will apply to this application. If any information within this application is found to be untrue it may be grounds to terminate the tenancy agreement

**PLEASE READ AND COMPLETE THE FOLLOWING STATEMENTS CAREFULLY – IT'S IMPORTANT THAT YOU PROVIDE YOUR CONSENT FOR THE CHECKS BY MARKING THE BOXES NEXT TO THE TEXT AND THEN SIGNING AND DATING BELOW.**

**YES** ☐ I confirm that the information provided in this application form is true to the best of my knowledge, and I'm happy with the checks which Rentshield Direct will complete as detailed above. These results may be accessed again if I apply for a tenancy in the future.

**YES** ☐ I'm happy for Rentshield Direct to contact my referees (*including those outside the EEA*), with personal information which has been provided in this form to allow them to verify the information about my earnings, dates of employment and previous tenancy term.

Signed

Full name

Date

Following the completion of your reference, Rentshield Direct or other Barbon Group Companies may contact you by phone or post to let you know about additional services we can offer which may be of interest to you. These services could help protect your liability as a tenant as well as your personal contents. If you don't want us to contact you, please tick this box ☐. We'll never pass your details on to a third party unless we ask for your express permission. If you'd like to unsubscribe from any services at any time, then please contact Rentshield Direct on [marketing@rentshielddirect.com](mailto:marketing@rentshielddirect.com)

☐ Yes, I'm happy for Rentshield Direct and other Barbon Group Companies to contact me occasionally by email or SMS with exclusive offers, together with other information from selected third parties about products and services which could benefit me as a tenant.

Rentshield Direct is a trading name of Barbon Insurance Group Limited. The company's main operating and correspondence address is Rentshield House, Unit 9, Broadmeadow Industrial Estate, Teignmouth, TQ14 9AE. The company's registered number is 3135797 and the registered address is Hestia House, Edgewest Road, Lincoln, LN6 7EL Barbon Insurance Group Ltd is authorised and regulated by the Financial Conduct Authority.

Confidentiality note: The information contained within this application is being transmitted and is intended only for Rentshield Direct. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution or copying of this application is strictly prohibited. If you receive this application in error please notify us immediately by calling 0800 035 8255.

Alexander Reid & Frazer

stephen@alexanderreidfrazier.com

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### 1 TENANT DETAILS [To be completed by the Letting Agent]

Please let us know who the Guarantor is standing for

#### Applicant 1

Reference

Number

Date, of birth

Applicant's

Surname

#### Applicant 2

Reference

Number

Date, of birth

Applicant's

Surname

Please complete Section 2

### 2 PROPERTY TO LET [To be completed by the Letting Agent]

Property Address

Postcode

Total rent per calendar month

How much will the Guarantor Cover?

Applicant 1 share of rent PCM

Applicant 2 share of rent PCM

Property Let Type

Let Only ☐

Managed ☐

Rent Collect ☐

No. of bedrooms

Property type

Detached ☐

Semi detached ☐

Flat ☐

Terraced ☐

Bungalow ☐

When was the property built?  
(eg 1984)

Tenancy term (months)

Tenancy start date

Is the tenant paying the full rent in advance? Yes ☐ No ☐

If yes, do you require Rentshield Direct to obtain financial references? Yes ☐ No ☐

Please complete Section 3

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### 3 YOUR PERSONAL DETAILS [To be completed by the Guarantor]

Title: Mr ☐ Mrs ☐ Miss ☐ Other

First name  Middle name

Last name

Email

Other / Maiden / Previous Name(s)  Date of birth  /  /

Your Telephone  Your Mobile

**Employment status**    Employed ☐    Self-employed ☐    Retired ☐    Independent means ☐    On contract ☐

**Matital status**    Single ☐    Married ☐    Divorced / Widowed ☐    Other ☐

Total gross annual income

**Bank / building society details:** please provide the details of your current account

Account holder(s)  Bank name

Bank Account no.  Sort code

### IMPORTANT - ADVERSE CREDIT HISTORY

Do you have any County Court Judgements, Court Decrees, Bankruptcy, Administration Orders, Individual Voluntary Arrangements, or any other adverse credit history whether settled or not?

NO ☐ YES ☐

If YES, please detail on a separate sheet. Please note that failure to disclose information relating to adverse credit history may result in your application being declined.

### 4 YOUR ADDRESS [To be completed by the Guarantor]

Current Address

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Period at Address  Years  Months

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Previous Address

Postcode

Period at Address  Years  Months

Address

Postcode

Period at Address  Years  Months

*Please complete section 5*

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### 5 YOUR FINANCIAL INFORMATION [To be completed by the Guarantor]

Please tell us about your earnings and provide the details of a financial referee below (please tick one). Failure to provide your gross annual income will prevent us from contacting your referee and will delay your application.

Current Employer ☐ Pension Administrator ☐ Accountant ☐ Self employed (SA302 / SA100) ☐

Company Name

Address

Postcode

Contact Name  Contact Position

Telephone   Fax

Mobile

Email

*Providing an email address or fax number could result in a QUICKER RESPONSE from your referee.*

Your position

Is this position: Permanent ☐ Contract ☐ Contract Terms  Months  Hours per week

Payroll/Service/Pension number:

Gross Salary/Pension/Drawings per annum:  *If self employed please indicate your average earnings from the last year*

Basic salary  Commission / Overtime

Start Date  End Date (if applicable)

Details of savings / benefits:

*Do you have a second job, or additional pension? IF YES, please enter the details in section 6  
Will your employment change before the proposed tenancy starts? IF YES, please go to section 6  
IF NO, please go to section 7*

### 6 ADDITIONAL FINANCIAL INFORMATION [To be completed by the Guarantor]

If you are changing to new employment, have a second job or another source of income, please provide details in this section.

Future employer ☐ Second employer ☐ Pension administrator ☐ Accountant ☐ Benefit/other ☐

Company Name

Contact Address

Postcode

Contact Name  Contact Position

Telephone   Fax

Email

*Providing an email address or fax number could result in a QUICKER RESPONSE from your referee.*

Your Position

Is this position: Permanent ☐ Contract ☐ Contract Terms  Months  Hours per week

Payroll/Service/Pension number:

Gross Salary/Pension/Drawings per annum:  *If self-employed please include your average earnings in the last 2 years*

Start Date  End Date (if applicable)

Scheme No. 1516367

Telephone 2844619966

### 7 ABOUT YOUR REFERENCE [To be completed by the Guarantor]

By completing this form, you have agreed to act as Guarantor for the tenant named within this form. The tenant's reference will be completed by Rentshield Direct on behalf of their letting agent. Rentshield Direct is part of the Barbon Insurance Group Limited and for the purposes of this application, Barbon is the Data Controller as defined in the Data Protection Act 1998 (the "Act").

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- By consulting with a credit reference agency, Rentshield Direct will share your information with them and the agency may record the results of this search. This search may show how you conduct payments with other organisations. From time to time, this information may also be used for debt tracing and fraud prevention. You may request the name and address of the Credit Reference agency Rentshield Direct use and you may also apply for a copy of the information they provided to Rentshield Direct.
- If you default in respect of any covenants you have given as guarantor (including the payment of rent on behalf of the tenant when the tenant has failed to pay their rent), Rentshield Direct may record this on a centrally held database of defaulting debtors, and such a default could affect any future application for tenancies, credit, and/or insurance.
- Rentshield Direct may use debt collection agencies or tracing agents to trace your whereabouts and recover any monies owed to Rentshield Direct.
- If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies to prevent fraud and money laundering.

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**YES** ☐ I confirm that the information provided in this application form is true to the best of my knowledge, and I'm happy with the checks which Rentshield Direct will complete as detailed above. These results may be accessed again if I apply to act as a guarantor in the future.

**YES** ☐ I'm happy for Rentshield Direct to contact my referees (including those outside the EEA), with personal information which has been provided in this form to allow them to verify the information about my earnings, dates of employment and previous tenancy term.

Signed

Full name

Date

**Additional Information - To be completed by the Guarantor**