

Terms and Conditions for Tenancy Applications

(Subject to contract)



Referencing

A satisfactory reference will be required prior to completion of the Tenancy.

Do I need references?

Yes - before we can consider an application we will tell you our reference and credit requirements which may include proof of employment, residency, etc. Please note, the Landlord does not bind himself to accept any application.

I am entering the country to work. Do I still need to be Credit Checked?

Yes, before we can consider an application we will require you to complete a credit reference. For non British Nationals it can sometimes prove difficult to complete the credit check. You may be asked to supply proof of employment in this Country. It may be necessary to request a UK guarantor, or the full amount of rent for the whole term to be paid in advance. (The funds MUST clear our account BEFORE we can release keys). Please note, the Landlord does not have to accept any application.

When I apply, do I have to pay a Reference/Administration Fee?

Yes - £50.00 for the 1st application, £25.00 for any subsequent applications, £15.00 per Guarantor. This fee is Non-Refundable if credit references are unsatisfactory. Documentation must also be provided –
Photo I.D - Pass port / Driving Licence
Utility Bill – Gas / Electric / Water / Bank Statement this must be up to date with your name and current address

How do I pay?

We accept Debit or Credit Card payments, Cash or Banker's Draft. All payments need to be in cleared funds prior to the Signing of Tenancy Agreement. 'Cleared funds' means banker's draft or cash. However, if time allows, we will be happy to accept a personal cheque (subject to contract) at least 15 working days before the tenancy commences. This will allow the cheque time to clear. Ordinary monthly rental payments will be payable by Cash, Cheque, Card Payments or Standing Order

The Deposit

The 'security deposit' / 'Bond' taken is equivalent to 1 months or 4 weeks rent. This will need to be received prior to occupation of the property.

Who holds the deposit?

We will hold the deposit in our Tenancy Deposit Scheme held by the government. At the end of the Tenancy Agreement, any dilapidations will need to be agreed on the final inspection. Once agreement has been reached, the deposit will be returned .
HOWEVER in some cases the Landlord will hold the deposit. This is usually on Find Tenant only properties. This will be confirmed in the Tenancy Agreement. The landlord will also deposit the bond in one of the government schemes.

The Tenancy Agreement

What does 'Subject to Contract' mean?

Until the tenancy has been executed all negotiations are 'subject to contract'.

When both parties have signed the Agreement and it is dated and at that point the Agreement has been executed. It is then binding on both parties.

Am I committed to a Fixed Term?

Yes, Tenancies are usually for a minimum of 6 months and you are committed to pay the rent for the full term and to meet all the obligations as set out in the Tenancy.

How do I pay the monthly rent?

You will be required to pay by Cash, Cheque, Card Payment or Standing Order and the payment must be received in our office by the rent due date (see Tenancy Agreement for this). If your standing order is not honoured by your bank there will be a charge.

General Property Information

You will need to ensure you and the property are adequately insured. You will need contents insurance for your personal possessions (the Landlord's insurance will not cover your possessions). You will also require accidental damage cover for the Landlord's possessions, ie. carpet, fixtures and fittings.
The Landlord is responsible for his building's insurance.

Who will manage the property after it is let?

This will depend on the Landlord and the service he has chosen. We will inform you of the management arrangements.

Who pays for the utilities, services and TV licence?

Gas, electric, water, telephone, Council Tax bills and the TV licence are all the responsibility of the Tenant (unless otherwise stated). Where possible, all meters will be read before the Tenancy starts and again at the end.

As the tenant, you will be responsible for the upkeep of the gardens.

It is the tenant's responsibility to ensure batteries in smoke alarms and light bulbs are kept working throughout the

Tenancy, and checked prior to vacation of the property.

You will be required to have the carpets and soft furnishings in the property cleaned prior to vacating the property.

You will be responsible for the general security of the property.

If you require the management set of keys or a copy of the Tenancy Agreement, we will require proof of identity.

Other Fees Payable (where applicable)

If my application is successful, how much do I pay?

You may be asked for a holding bond 2 weeks rent to secure the property, you will be required to £130.00 Tenancy Fee (Cost for your legally binding tenancy agreement and administration costs) pay 1 months rent or 4 weeks rent as a deposit (which we hold in the TDS Scheme), plus the first the month's rent, before the keys can be released.

If your standing order is not honoured by your bank, there is a charge.

If a cheque is not honoured by your bank there is a charge.

If I extend or renew will there be any additional costs?

If the Landlord agrees to extend or renew the Tenancy there is no cost to you.

Where a tenant vacates from a property prior to the end of the Tenancy Agreement (unless there is a

specified Break Clause), the tenant will be responsible for paying the monthly rent until the Tenancy expires or, if by

agreement of the Landlord, until a new Tenancy Agreement commences. The tenant will be responsible for the

Landlord's re-letting fees as appropriate.

Acceptance of Tenancy Application Terms & Conditions

Please sign and complete this form and return it with the completed application form and application fee.

I have read and agree to the terms and conditions stated above

The Applicant

Signed _____

—

Please print name _____

Dated _____

—

2nd Applicant

Signed _____

—

Please print name _____

Dated _____

—

Additional Applicants

Signed _____

—

Please print
name _____

Dated _____

—

Additional Applicants

Signed _____

—

Please print
name _____

Dated _____

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Signing these terms does not guarantee a Tenancy Agreement between the Landlord and the Tenant, which shall remain subject to satisfactory referencing and contract.