

Important Information for Prospective Tenants

Tenancy:

Generally all tenancies are for a 12 month period, although the minimum term is six months. At the end of the fixed term there is the option to renew the tenancy for a further fixed term or the tenancy automatically becomes a statutory periodic tenancy. This is to be agreed by both parties.

Commitment to Tenancy:

Once you have decided to rent a property and the Landlord has agreed to proceed with your application (subject to referencing), we ask for a payment equivalent to one weeks rent to show your commitment to taking on the tenancy. Should you withdraw your application or be refused the property due to something undisclosed resulting in a bad reference this payment is non refundable. If for some reason we are unable to proceed with your application, we will refund this to you. This payment will come off of your first months rent.

References:

We require full referencing for each adult named on the tenancy. These are completed by our preferred referencing company, Rent4Sure. This reference consists of confirming your identity, credit check, employment status and where applicable a current Landlord reference. Any adverse credit should be declared to us prior to referencing and it will be at the Landlords discretion whether to continue with the referencing process.

Rent:

We require the first months rent to be cleared into our bank account before your tenancy starts and within 14 days of receiving the holding deposit. All future rent is payable by standing order and your move in date will become your future rent day.

Deposit:

The deposit is also required to be in cleared funds before your tenancy starts. The deposit is equivalent to 5 weeks rent and will be held with the Deposit Protection Service (DPS) for the duration of your tenancy.

Inventory and Check Out:

A detailed Inventory of the property, its current contents and condition, including photos will be prepared prior to the start of the tenancy. The

tenant should sign and return this to us within 7 days with any amendments. If we do not receive this document back we will assume you agree to the terms as they have been listed. At the end of the tenancy we will use this document for the check out.

Utilities:

Unless otherwise notified you are responsible for the payment of all the utilities at the property for the duration of your tenancy. If you decide to leave earlier than the end date of your tenancy you are still responsible for the utilities until your notice expires.

Amendments to a Tenancy:

If you request any changes to the Tenancy Agreement during the term of the tenancy there is a charge of £50.

Ending your Tenancy:

During the fixed term of your tenancy, should you wish to leave, you are required to provide two months written notice from a rent day after the first six months. Once you are out of the fixed term and into a Statutory Periodic tenancy you have to provide one months notice (although we do ask for as much notice as possible). If you wish to end your tenancy early you are liable for the re-let fee to the Landlord. If we are able to replace you, you can pay the pro rota days before a new tenant moves in. Any notice must be given on a rent day.

Insurance:

You are responsible for insuring all of your own personal possessions in the property.

SIGNED:

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Date:

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I/We agreed to the terms above