

# Tenancy Information

Having decided on the property you wish to rent, you will be provided with a referencing service form to be completed, by which a referencing agency takes up a credit check, character, employers reference and a Right To Rent.

You will be asked to pay a holding fee of 1 weeks' worth of rent which will then be used to go towards your deposit when you move in, subject to the references etc all being in order.

Just prior to moving in you will need to pay a deposit which is the equivalent of 5 weeks rent. The deposit is held by the Deposit Protection Service (DPS), on behalf of the landlord, and is held against any damage, loss to the property or non payment of rent incurred by the tenant. If there is no breach of the terms of the tenancy the deposit is returned to you in full. The property should be left in the same condition as at the commencement of the tenancy. Your forwarding address will be required to send the deposit, which requires the landlords authority to be released, and also for the closing services bills (gas, electricity, water & council tax) to be forwarded.

Also payable is the rent due for the month in advance.

Holding Deposit – This will be withheld if any relevant person, including any Guarantor(s), withdraw from the tenancy, fail the Right-to-Rent check, provide false or misleading information, or fail to sign their tenancy agreement within the deadline for the agreement as mutually agreed in writing when the holding deposit is paid.

Lost key(s) or other Security Device(s) – Tenants will be liable for the cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed the cost of this and the Locksmith along with replacement keys/security devices will be charged to the Tenant(s).