



All the information you need to know about applying for a tenancy and your responsibilities as a tenant.

Deposits, referencing and default charges

A clear and concise overview of what you'll need to pay at the start of your tenancy.

1. References will be required from the current employer, previous landlord(s) and possibly a bank. Also, a credit check will be obtained. Guarantors may be required in certain circumstances.
2. A holding deposit equivalent to one weeks rent will be held and can be retained should the applicant fail the Right to Rent check, provide false or misleading information that would affect the Landlord's decision, you withdraw from the tenancy, or you fail to take all reasonable steps to enter into a tenancy agreement.
3. A deposit equivalent to 5 weeks rent is payable prior to commencing the tenancy. The deposit is refundable at the end of the tenancy less any charges for damages or breach of contract. Where we hold the deposit, it is as stakeholder and in accordance with the terms detailed in the Tenancy Agreement.

Default charges:

Unpaid Rent charge £30.00 (inc VAT). This will not become due until the rent is more than 14 days in arrears.

Change of sharer A £50 (inc VAT) or any reasonable costs (if greater) charge on each occasion you request a replacement tenant. To contribute to the costs of obtaining the Landlords permission, referencing, Right-to-Rent checks, deposit registration, and preparing and executing the replacement agreement.

Lost Keys or other Security Devices You will be liable for the actual cost of replacing any lost key(s) or other security device(s). If as a result of the loss, locks also needing to be replaced, the actual costs of carrying out the replacement, replacement lock and keys for the Tenant, Landlord and any other persons requiring keys will be charged to you. If the work is required out of office hours an additional charge of £15 per hour (inc VAT) will be payable.

Variation of Contract at the Tenant's Request If you request a change to the terms of your Tenancy after it has commenced a £50 (inc VAT) per agreed variation will be payable. This is to cover the costs associated with obtaining the Landlords instructions, preparing the document and its execution.

Rent

When to pay your rent and what to do about overpaid or late rent

The rent is payable in advance and must be paid in time to clear into our account by the rent due date. A standing order will be completed on signing the agreement.

Conditions of tenancy

Some of the standards that landlord's will expect of their tenants

1. Landlords may request that no pets may be kept at the property due to social or health reasons.
2. Landlords may also request that tenants are non-smokers.
3. The tenant will be responsible for the payment of utilities i.e. Council Tax, Water, Gas, Electricity and TV Licence if applicable.
4. Tenants may wish to protect themselves against accidental damage/loss to the landlord's belongings, as well as their own private belongings.

Extending or terminating your tenancy

What happens when you renew your contract or come to the end of your tenancy.

1. When the Tenants leave the property there will usually be a final inspection carried out by an independent Inventory Clerk to ensure the property is left in a clean and tidy condition as it was on the commencement of the Agreement (allowing for fair wear and tear).
2. We must inform you that should you wish to terminate the tenancy early and the Landlord agrees, you will be responsible for paying the Landlord's reasonable set up fees in securing a new tenant (see our website for our current setup charges) and the rent until a new tenancy begins or to the end of your agreement, whichever is the sooner.

PLEASE NOTE THAT THE TENANCY AGREEMENT IS A LEGAL BINDING DOCUMENT COMMITTING BOTH THE LANDLORD AND THE TENANT TO THE TERMS CONTAINED THEREIN.

ALL PROPERTIES ARE OFFERED TO LET ON BEHALF OF FRY & KENT RESIDENTIAL LETTINGS CLIENT LANDLORDS.