

TENANT FEE HOLDING DEPOSIT

These fees are in line with the requirements outlined in schedule 1 'Tenant Fees Act 2019 on new assured shorthold tenancies signed on or after 1st June 2019

Holding Deposit: One weeks rent (to be off-set against the first months rental payment if your consent is given for this)

In line with the requirements outlined in schedule 1 'Tenant Fees Act 2019' tenants are asked to pay a refundable holding deposit equivalent to one weeks rent in order to reserve a property

Thank you for applying to rent a property from one of our Landlords through Ingleby Homes LTD.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in.

This document explains what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing this or indeed any other document which we might put before you.

Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

Properties that except pets will have the monthly rental amount increased by 2.5% of the advertised monthly rent this is to cover the landlord and property from the added risk of a pet damaging the property

In the present case, it has been agreed that the relevant period will be extended to the number of days shown below, from when we receive your holding deposit. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm.

By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned.

It will be retained by this firm and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019.



In consideration of us processing your tenant application, you agree to pay those fees to us on request.

Completing your application it is agreed that the deadline for completing your application to rent the property specified below and thereafter entering into a tenancy agreement will be extended for a period of 14 days from the date here of in. Your holding deposit is £..... Property to which your application relates:

Prospective Tenant 1 Name:

Dated:

Account Details for payment of Holding Deposit:

Account Name: Ingleby Homes LTD Account Number: 14556635 Sort Code: 050934

PERMITTED PAYMENTS DURING YOUR TENANCY:

Variation of contract Fee: £50 (Inclusive of VAT)

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents where a tenant requests a change to the tenancy agreement (for example name change, rental payment date change or permission to keep pets in the property)

Early Termination Fee: TBC depending on variant factors such as length left of the agreement ETC.

Should the tenant wish to be released from the tenancy early and the landlord is in agreement the tenant(s) shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Unpaid Rent

Interest will be charged at 3% above the Bank of England's rate.

Lost key, security device or parking permit charge

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £10 per hour (inclusive of VAT) for the time taken replacing lost key(s) or other security device(s)

