



INFORMATION SHEET – THE NEXT STEP

YOUR HOLDING DEPOSIT EXPLAINED THE TENANCY APPLICATION

Thank you for applying to rent a property from one of our Landlords. 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.

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 the relevant 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 the relevant 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 periodic 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 [_____] days from the date hereof.

Your holding deposit is £

Property to which your application relates:

House Name / Number.....Street.....

Town/City.....Post Code.....

REFERENCING

Referencing is carried out by The Lettings Hub and the process usually takes 3-5 working days to complete. A link will be received by each Tenant for completion. Please note that your salary or combined salaries must be equal to 2.5 times the total annual rent. Guarantors must earn 2.5 times the annual rent. Completed references will be shared with the landlord(s).

RENT

The tenant shall pay, in cleared funds, to the Agent the first instalment of the rent (minus the holding deposit) after the tenancy agreement has been signed by all parties and by the first rent payment date. After the first instalment, the tenant shall pay the rent in advance by the rent payment dates for the duration of the tenancy. For example, tenancy commences 22nd January, all further rent payments to be received on or before the 22nd of every month thereafter. You will be provided details for the payments of rent, and it is the tenants' responsibility to set up a standing order directly with their bank. Future rent payments must be received on time in line with the Tenancy Agreement. Please note that all named tenants are jointly and severally liable for the payment of rent due.

DEPOSIT

A deposit is required equal to 5 weeks rent. The deposit is held by Cheffins as stakeholder in a secure account and is registered with the Tenancy Deposit Scheme. The deposit needs to be received in cleared funds on or before the date of move in. Bank details will be provided to allow for the transfer of these funds.

Who Will Pay the Deposit? (Please Tick) Applicant ☐ Guarantor ☐ Other ☐

If 'other' please provide further details.....

PHOTO ID AND PROOF OF ADDRESS

Along with your application we also require a copy of your photo ID (passport) and proof of address of no more than 3 months old (utility bills or bank statements). **Please note, a Right to Rent Share Code is required for all EU residents and a VISA and Right to Rent Share Code is required for all non-UK and non-EU residents. In accordance with recent legislation, ID will need to be certified within a 28 day period prior to the commencement of the tenancy.**

ANTI MONEY LAUNDERING & SANCTIONS CHECKS

In line with current UK Financial Sanctions legislation, we will complete sanctions checks on all parties over the age of 18, who are named on the tenancy as either tenant, occupier, guarantor or any other person that provides deposit or rent monies on your behalf. Where applicable and in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we may require additional information and documentation from all parties over the age of 18 who are named on the tenancy as either tenant, occupier, guarantor or any other person that provides deposit or rent monies on your behalf. When necessary, satisfactory completion of these checks will be required prior to the commencement of the tenancy.

TENANCY COMMENCEMENT DATE

Upon completion of satisfactory references and agreement from the landlord, we will liaise with you prior to the tenancy start date to arrange for a convenient date and time for you to collect your keys. The inventory, schedule of condition and testing of smoke & carbon monoxide alarms (if applicable) will be carried out on the morning of the tenancy start date. Keys can be collected after 4pm on the day.

CHEFFINS

On the day that your tenancy starts, you are required to have signed the electronic contract, which will be sent to you by Lettings Hub, and other associated paperwork and paid all monies due. Please note that if you require a guarantor, then they must have also signed the associated paperwork.

INVENTORY

The Inventory Clerks will send a copy of the Inventory Schedule to your e-mail, so it is important to give the correct e-mail address on the application forms. If you have not received the inventory within 2 days of moving in, then please contact the office.

INSURANCE

Tenants are strongly advised to take out contents insurance with a reputable insurer to protect against any accidental damage to the property, its contents, furniture, fixtures and fittings not belonging to the Tenant and any liability that the tenant may incur as the occupier of the Property.

DATA PROTECTION

For the purposes of the application process and you entering into a Tenancy Agreement we, as an agent, will be required to record and process certain personal information data about you (including sharing your information with a landlord, Third Party Utility Management Provider (The Lettings Hub) and Referencing Company (The Lettings Hub) and Inventory Management Company (Charles J Harrison).

The way we handle personal information which is considered to be 'personal data' under data protection legislation will be set out in our full privacy policy available on our website at

www.cheffins.co.uk/privacy-notice

For further details of how we handle your personal information and of your rights under data protection legislation, please contact the Compliance Officer at Cheffins, whose contact details are as follows email: privacy@cheffins.co.uk.

REFERRAL COMMISSIONS

Cheffins may, on occasion, receive a fee, commission or other benefit from third parties where clients elect to utilise those parties' services. These will be managed in accordance with the Company's policies on gifts, hospitality, conflicts of interest, and anti-bribery and corruption, and will not influence, or be perceived to influence, the Company's impartiality or professional judgement.

ASSOCIATED CHARGES

RENT ARREARS

The tenant shall pay to the Landlord interest at the rate of 3% per annum above the Bank of England base rate from time to time on any rent or other money payable under their agreement remaining unpaid for more than 14 days after the day on which it became due.

LOCKS AND REPLACEMENT KEYS/FOBS

Where due to any act or default by the Tenant it is reasonable for the Landlord to replace or change the locks, keys or fobs in the premises, the Tenant shall indemnify the Landlord for any resulting damage.

VARIATION OF CONTRACT

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking instructions as well as the preparation and execution of new legal documents.



DECLARATION OF ACCEPTANCE

I/we the undersigned confirm that I/we have read and fully understood the information sheet and agree to the costs therein.

Print Name/s.....

Signature/s:.....Date.....

Mobile number.....E-mail address.....

Current
Address.....

POST TENANCY FORWARDING ADDRESS

To comply with regulations of The Dispute Service, we require a post-tenancy address for correspondence.

We appreciate it is very unlikely that you will know this information at this time, so your emergency contact or a work address is enough. When your tenancy ends, we will ask you to confirm your forwarding/correspondence address

Print
Name.....

House Name /
Number.....Street.....

Town/City.....Post Code.....