



Tenants TERMS AND CONDITIONS 2024

APPLICATION PROCESS

RIGHT TO RENT Passport copy to be provided along with any related visa.

HOW TO RENT Booklet provided must be read prior to the start of the tenancy.

RESTRICTIONS may apply relating to pets and smokers. All applicants must be over 18.

A DEPOSIT Equivalent to a month's rent is payable at the time of application. Accommodation is not considered let until deposits are fully paid. If you later withdraw your application, your deposit is withheld until such time that a replacement applicant has been accepted and any loss of rent paid to the landlord. The deposit is refundable at the end of the tenancy and subject to any deductions. Interest is not paid on deposits held. Your landlord must protect your deposit with one of the approved schemes. Details of the schemes are available on our website.

The Deposit Protection Service: www.depositprotection.com

Tenancy Deposit Solutions Limited: www.mydeposits.com

Tenancy Deposit Scheme: www.thedisputeservice.co.uk

TENANCY AGREEMENTS A draft copy of the tenancy agreement is available at City Property Lets Letting Only Service offices to read or from our website. If you have any queries regarding the agreement, please seek independent legal advice prior to signing.

KEYS Will only be released when all paperwork has been completed i.e. all parties to the tenancy agreement have signed, standing orders completed, references obtained, guarantor forms returned, and all initial payments made. Keys will be provided by your landlord and not the agency.

METER READINGS Meters to be read at the start of the tenancy by the tenants. You must contact your chosen service provider to apply for the service and give readings. We cannot be held liable for any service not connected on the move in date.

INSURANCE Contents insurance is a requirement of the tenancy agreement.

NOTICE Should a tenant need to serve notice prior to the termination of the tenancy then they may be held liable for re-letting expenses incurred. All notices should be served on the landlord at the address shown on the back page of the tenancy agreement.

ADDITIONAL CHARGES City Property Lets Letting Only Service reserves the right to make charges for a variation, assignment, or novation of the tenancy, for default of the rent and in relation to the keys, reasonable costs or £50.00 whichever is the greater.

PROPERTY DESCRIPTIONS City Property Lets Letting Only Service undertakes to give a reasonable description of properties and contents but will not be held responsible for any errors or omissions. You have read and agree to City Property Lets Privacy Policy.