

Terms & Conditions for Pre-Tenancy funds

The payment terms set out here are based upon the terms of your proposed offer. Please note that any proposed offer and/or funds placed are subject to contract and references and the proposed tenancy will only be legally binding once the tenancy agreement has been signed, dated and executed by all parties.

For the avoidance of doubt, the payment of the funds and the acceptance of this wording does not guarantee acceptance from the landlord as you as a resident(s) for this or any other property, nor does it imply any form of tenancy.

The offer you have made to rent this property has been agreed **in principle** by the Landlord as noted here. Please ensure the terms are correct before you tick the box to accept these terms and conditions.

Once you tick the box here to accept the terms and conditions and the pre tenancy funds payment, you will be directed to the payment screen to make payment. Once complete, your account will be debited with the amount as set out here. Please note you may only use a card held in your name.

The purpose of the pre tenancy funds payment is to demonstrate your commitment to rent the property according to the proposed offer. Should the tenancy proceed, the debited funds will be offset against the **initial rent payment** as detailed above.

You will shortly receive confirmation to create a secure profile. When you log in you will note the 'application received' status. You are able to further check the application details as this point. Please inform us immediately if there is anything that is incorrect.

You will then receive a notification via email to move to the next steps of the application process, which is the referencing application. Please complete and we'll do the rest!

Upon receipt of satisfactory references for all named residents (as deemed by us on behalf of the landlord), you will receive another notification via email to log-in and sign the tenancy agreement and supporting tenancy documentation. You have 15 calendar days to sign the agreement however, if you are not able to sign within this timeframe we can mutually agree to extend. Please let us know as soon as possible if you are not able to meet the timeframe.

Please note that should any party in the referencing application process provide a false or misleading statement, or fail Right to Rent checks, fail to sign the tenancy agreement within 15 calendar days, or withdraw from this tenancy, we have the right to retain the funds paid.

At any point before the commencement of the Tenancy should the landlord decide not to proceed with the proposed tenancy the pre tenancy funds will be returned in their entirety.

In both cases, we will write to you explaining the reasons for the refund or the retention of the funds. The balance will only be refunded to one named prospective resident.

Please note that any prospective residents and/or guarantor(s) are deemed jointly and severally liable and therefore any deduction and/or refund of monies can be made by us to any named prospective resident without liability for any loss placed with us.