

Lets Talk Lettings

TERMS & CONDITIONS

As soon as you have found a suitable property through us and you are ready to proceed with the tenancy application, we will require a holding deposit of the equivalent of one month's rent, which will pay the first month's rent at the start of the tenancy.

In the event that you do not commence the tenancy on the agreed commencement date, through no fault of the landlord, you will be liable to pay reasonable costs, including the equivalent of rent (calculated on the basis of a daily rate) for any period during which the property is held for you before it is released back onto the open market for re-letting.

The holding deposit is refundable only if the Landlord withdraws the property from the market, or if the tenancy is declined on the grounds of unsatisfactory references. The holding deposit does not fall under the jurisdiction of any approved deposit protection schemes.

After we have completed the necessary references, we will send you the tenancy agreement for approval and signature in front of a witness. If you have any questions regarding specific clauses in the agreement, please do not hesitate to call our office before you move in.

The security deposit of 1.5 times the rent is required in cleared funds (banker's draft, cash) prior to the start date of the tenancy and it is essential therefore that, if payment is made by cheque, at least 7 working days are allowed for clearance. Please note that we do not accept debit/credit card payments over the telephone or in the office.

On the moving in day, please ensure that you bring the signed tenancy agreement with you and any outstanding moneys to our office, where we will hand over the keys to you along with the Inventory/Schedule of Condition, which you will need to check, sign and return to us within 48 hours.

Any person over the age of 18 years, residing at the property on a permanent basis, will be a named tenant on the Agreement. References will be taken up on each tenant. The referencing fee is £100 + VAT per tenant.

We expect at least one applicant to be in full time, permanent employment. We carry out credit checks, employer's and landlord's references.

It can be very helpful if the people named on your application are advised in advance that we may be approaching them to confirm details about you. This may speed up the process.

A guarantor may be required in certain circumstances and will be expected to follow a similar procedure to that above. It is likely that they will be expected to be earning in excess of two and a half times the full yearly rent and their own mortgage/rent combined.

If a company wishes to rent a property for employees, the agents must be notified at the earliest opportunity, and an additional reference check will be carried out on the company.

There is an additional fee of £25 + VAT if the tenancy is to be in the name of the company.

References will be taken up on the occupier(s) as well as the company.

If a tenant does not intend using the property as his or her main and principal residence, i.e. the property would be a weekend or holiday home, the agents should be notified at the earliest opportunity.

The property must only be rented for the purpose of providing a private dwelling. No business, trade or industry may be operated from the premises, unless the express permission of the landlord has been obtained.

Before a tenant is given keys to their new home, they must pay one month's rent in advance and a deposit equal to one and a half month's rent. In all cases this deposit will be held by The Deposit Protection Service, (www.depositprotection.com) on behalf of Lets Talk Lettings as stakeholder, who will provide Landlord and Tenant with details of how the deposit monies will be held under the scheme. On the termination of the tenancy, the deposit, less any agreed deductions, will be returned after all tenants' obligations arising under the Tenancy Agreement has been fulfilled. In the event of a dispute arising, either the Landlord or Tenant can refer the dispute to the Alternative Dispute Resolution (ADR) available through the DPS.