

## VERY IMPORTANT INFORMATION PLEASE READ

THE JOINT TENANCY THAT YOU ARE ABOUT TO ENTER INTO IS A LEGALLY BINDING CONTRACT

A HOLDING FEE EQUIVALENT TO ONE WEEKS RENT MUST BE PAID IMMEDIATELY TO SECURE THE PROPERTY. After two weeks this will go towards your deposit or rent.

THERE IS NO GET OUT CLAUSE, BY SIGNING THIS AGREEMENT YOU ARE MAKING A COMMITMENT FOR THE AGREED PERIOD OF THE CONTRACT.

IF YOU ARE UNABLE TO TAKE UP THE TENANCY YOU WILL EITHER HAVE TO CONTINUE TO PAY THE RENT & FULFIL ALL CONTRACTUAL OBLIGATIONS OR REQUEST FOR YOUR LANDLORD TO ALLOW YOU TO ASSIGN YOUR PLACE ON THE TENANCY & FIND SOMEBODY TO TAKE OVER. IT IS YOUR RESPONSIBILITY TO DO THIS & THERE IS AN ADMINISTRATION FEE OF £50+VAT PAYABLE BY THE TENANT LEAVING & YOU WILL FORFEIT YOUR HOLDING FEE.

PLEASE BE AWARE THAT EACH TENANT MUST PROVIDE THE FOLLOWING WITHIN TWO WEEKS.

1. A COPY OF YOUR PASSPORT (OR ALTERNATIVE DOCUMENTS IF YOU HAVE A NON-BRITISH PASSPORT)
2. FULL PAYMENT OF DEPOSIT OR LAST MONTH'S RENT
3. A COMPLETED DETAILS FORM
4. A SIGNED TENANCY AGREEMENT
5. A GUARANTOR FORM COMPLETED BY A UK BASED GUARANTOR ALONG WITH A COPY OF THE GUARANTOR'S DRIVING LICENCE OR PASSPORT
6. CONFIRMATION THAT RENT PAYMENTS ARE SET UP

BEFORE HANDING OUT KEYS, ALL THE ABOVE CRITERIA MUST BE MET & THE FIRST RENTAL INSTALMENT PAID IN CLEARED FUNDS BY EACH TENANT

If any tenant signs the tenancy agreement & fails to comply with the conditions referred to above within the two week period then it will be at the landlord's discretion as to whether or not to treat the agreement as complete and binding upon whoever has signed & YOU WILL FORFEIT YOUR HOLDING FEE.

PLEASE NOTE THAT UNDER NO CIRCUMSTANCES WILL KEYS BE GIVEN OUT UNTIL ALL THESE CONDITIONS ARE MET BY EACH TENANT IN THE HOUSE

SIGNED BY 1 NOMINATED TENANT ON BEHALF OF GROUP

SIGN:

PRINT NAME: