

TERMS OF TENANCY

- TENANCY:** The property is offered on an Assured Shorthold letting agreement for a period of 6 months thereafter to continue on a month to month basis, unless a 12 month contract has been agreed.
- RENT:** One Month's rent payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).
- DEPOSIT:** In addition to paying the rent, the tenants are required to pay a sum of deposit which will be held with Deposit Protection Scheme (DPS) to be held by them throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory. The Deposit is normally the rent plus £100.
- REFERENCES:** Completing the Application referencing form. Living property will require a **£150.00 inclusive of VAT** per adult to process the application form which is **NON** refundable.
£25.00 inclusive of VAT for Right to Rent check for occupants over 18's.
- GUARANTOR:** If a Guarantor is required from referencing or with Housing Benefit the fee would be **£125.00 inclusive of VAT** this covers referencing and agreements.
- ID:** We will require two forms of identification
One photographic ID such as a driving license **and** birth certificate / or passport
One for proof of your address such as a utility bill, dated within the last 3 months.
Referencing will not be completed until received
- OTHER COSTS:** Tenants are also required to pay an administration cost of **£200 inclusive of VAT**. This cost contributes to the preparation of all paperwork including inventory, tenancy agreement, deposit registration and check in / out procedures.

New agreement or amendments to existing tenancy agreement will be **£72.00 inclusive of VAT**

If tenants wish to move into a property within 10 days of the original viewing, an express check out fee of **£60 inclusive of VAT** will be payable.
- PETS:** If pets are permitted at the premises then the tenant will be required to pay a **NON - returnable deposit of £100 per pet** at the start of the tenancy.
- OCCUPATION:** Applications for tenancy are subject to the approval of the owners of the property.
Applications will be forwarded by Living Property, for approval, together with references received.
- N.B** If cash is paid in to our Bank account there will be a charge of 2.5% added
- VIEWING:** The property may be viewed by contacting Living Property Waveney Lettings & Management Ltd 01502 558538 or info@livingproperty.co