

## PROPERTY RESERVATION DEPOSIT - £100.00 PER PERSON

- An initial Property Reservation Deposit of £100.00 is required from each tenant, to indicate a commitment by the tenants to sign the assured shorthold tenancy agreement by the agreed date (stated below).
- In return, the landlord agrees not to offer the tenancy of the property to any other parties until this date.
- The tenants agree that once the tenancy agreement is signed, this Property Reservation Deposit goes on to form part of the larger Deposit of £300.00 per tenant.
- The sum of £200 per tenant is therefore required at the time of signing the tenancy agreement to make up the balance of the Deposit.
- The full Deposit of £300.00 (reservation of £100 and balance of £200) is refundable at the expiration of the tenancy subject to the clauses in the tenancy agreement that govern the refund of Deposits.
- Should the prospective tenants fail to sign the shorthold tenancy agreement by the agreed date, they will forfeit the Property Reservation Deposit to the landlord.
- Should for any unforeseen reason the landlord be required to cancel this contract before the agreed date, then the Property Reservation Deposit is refundable in full.
- All members of your group will need to be able to provide approved documentation to demonstrate they have the 'Right to Rent' in the UK before being able to sign the tenancy agreement (for UK and EIRE students your passport is usually sufficient). Please see our website for more details. If you are unable to sign the tenancy as you or one of your group are unable to demonstrate you have the 'Right to Rent' in the UK then the property reservation deposit is not refundable.
- All members of your group will need a UK based guarantor. If any member(s) of your group do not have a UK based guarantor please discuss this with us prior to reserving the property.
- The tenancy you will be signing is a joint and severally liable one, this means you are renting the whole house as a group, not individual rooms. Whilst there are privacy snibs on the inside of the bedroom doors there are not locks on the outside of the bedroom doors and we are not able to fit these due to the joint nature of the tenancy.

We the tenants have read and understood this information, and the information contained in the shorthold tenancy agreement. We agree to forfeit our Property Reservation Deposit to the landlord if we fail to sign the shorthold tenancy agreement by the agreed date, unless we subsequently sign the tenancy agreement before any other interested parties.

**Property address:**.....

**Agreed weekly rent:**.....

**Contract is inclusive of bills (gas, electricity and water) or exclusive of bills:**.....

**Contract to be signed on or before:**..... **Today's date:**.....

Signed..... Name.....

Signed..... Name.....

Signed..... Name.....

Signed..... Name.....

Signed..... Name.....

Signed..... Name.....

Total Property Reservation Deposit Received £.....

Signed..... Name..... **Landlord/Agent**