

pre - tenancy checklist

Please read each point and initial that you understood. At the end of the check list please sign and date. **PLEASE NOTE THESE PAGES FORM PART OF THE 26 PAGE FULL STUDENT APPLICATION FORM Pg 23/24** – Do read the full document.

1. I/we understand that once my/our application has been submitted to letcanterbury.com that the application fee is non - refundable.

Initial(s)

2. I/we understand that for every person named on the tenancy I/we have to pay £125.00 application fee which is non refundable and I/we also understand that if I/we use a guarantor, the first reference check is included in my/our application fee, if they should fail, a charge of £55 will be made for each further check.

Initial(s)

3. I/we understand that once I/we have submitted my application form that my/our nominated guarantor is in agreement and is aware that their current employer may be contacted and has informed them to expect a reference application from our referencing company. This needs to be responded to immediately. (This is where the delay usually occurs.)

Initial(s)

4. I/we have viewed the property and understand that the property is let as seen. If there is any work I/we feel is needed to be carried out on the property I/we must have informed letcanterbury.com in writing before the Tenancy Application has been submitted. If property is described as part or fully furnished I/we am aware which items are being left in the property.

Initial(s)

5. I/we understand that I/we need to bring with me/us when signing the tenancy agreement, if not already provided, proof of identification as set out in Page 3 Clause 1 (d).

Initial(s)

6. I/we will need to provide a holding fee for the property amounting to £400 multiplied by the number of tenants. The holding fees paid upon application will be combined and converted to form a collective deposit at the start of the tenancy. This will be kept and returned as described on page 6 & 17 of this document.

Initial(s)

7. I/we understand that I am/we are signing a joint Assured Shorthold Tenancy agreement (AST) and that it is a binding agreement between the Landlord and tenant for the duration of the tenancy. I/we agree to abide by the terms and conditions set out in the AST. I/we have had an opportunity to read through the agreement beforehand and have passed a copy to any guarantor included in the agreement before signing, and have had opportunity to ask any questions arising and take legal advice before signing.

Initial(s)

8. I/we understand that I/we have received a section 21 notice, with my/our A.S.T. I/we will either be contacted by letcanterbury.com or I/we will contact letcanterbury.com to confirm if I/we wish to stay in the property and renew my/our tenancy. If I/we wish to stay in the property I/we will await confirmation from the landlord through the office of letcanterbury.com and sign and renew my/our A.S.T. by appointment. A renewal fee of £50.00 from each tenant is payable.

If I/we wish to vacate the property at the end of the tenancy agreement letcanterbury.com will be made aware. I/we are aware that at the end of the tenancy, each tenant is liable to pay a check out fee of £25; this charge will be deducted from deposit monies. By signing the shorthold tenancy agreement each tenant is agreeing to this charge.

Initial(s)

9. I/we understand that if we should lock ourselves out or for what-ever reason require the agent to provide entry into the house this will be chargeable to the tenant this - fee will be £58.75

Initial(s)

10. letcanterbury.com Ltd is a .com (on-line) business, therefore as a company we are treated as so by banks. There is an expectation by them that banking transactions (money) are received and paid by direct transfer not cash or cheque – therefore we are charged for any other type of transaction. I/we agree that a charge will be made to cover any other type banking transaction other than direct transfer made into or out of the agents account this will be equal to the charge made by the bank.

Initial(s)

I/WE HEREBY AGREE TO COMPLY WITH THE PROVISIONS OF THE TENANTS OBLIGATIONS, PRE-TENANCY CHECKLIST, AND SHORTHOLD TENANCY AGREEMENT AS ISSUED BY THE LANDLORDS AGENT; LETCANTERBURY.COM WHICH I/WE HEREBY ACKNOWLEDGE.

Tenant 1

Signed

Printed

Dated

Tenant 2

Signed

Printed

Dated

Tenant 3

Signed

Printed

Dated

Tenant 4

Signed

Printed

Dated

Tenant 5

Signed

Printed

Dated

Tenant 6

Signed

Printed

Dated

Delete number as appropriate