

# Tenant Terms & Conditions

## Initial Costs

To reserve a property & and remove it for seven days whilst referencing is undertaken from all 'To Let' listings, the following must be paid:

**£ 195 per property.** This admin and referencing charge is only refundable should the landlord not proceed. In the event that your application is declined due to unsatisfactory references, the Service Charge will not be refunded. This fee includes credit check for up to two persons and holding fee for the period of seven (7) days.

## Payment of Rent & Deposit

Our Landlords require **six weeks rent** in advance on or before the start of your Tenancy. These can be paid by Bank Transfer, Cash, Banker's Draft or Building Society Cheque. Personal cheques only acceptable if received at least FIVE working days before the start of the tenancy. Bright Fox cannot release any keys until a cheque has cleared. The deposit will be put into a secure scheme MY DEPOSITS and will be used to offset any delapidations or damage at the end of the tenancy should it be necessary.

Rent is paid **monthly by standing order**. If receipts are required, please do ask us and we will send you one via e-mail three days after the money is received.

Rents are **per calendar month**, exclusive of Council Tax, services & utilities unless otherwise stated. In the case of sharers, one Tenant is nominated the **Lead Tenant** on the Tenancy Agreement and the deposit will be returned to this person, less any agreed deductions, to distribute amongst the other parties.

## Duration of Tenancy Agreements

Assured Shorthold Tenancy Agreements and Company Tenancy Agreements are normally for a minimum fixed period and the terms and clauses are non-negotiable. A copy of the Tenancy Agreement will be provided on request. Should you have any queries regarding the Agreement, ask Bright Fox for clarification or seek independent legal advice prior to signing.

Should you have reason to leave before the period is up you will be liable for any outstanding rent and bills up to and until such time as a new Tenant can be installed. You will be charged the Landlord's out of pocket expenses associated with re-letting the property which will be deducted from your deposit.

**ALL PARTIES NAMED ON THE TENANCY AGREEMENT MUST SIGN ON OR PRIOR TO THE COMMENCEMENT DATE OF THE TENANCY.**

## Insurance

Tenants must ensure that all belongings are insured under **their own contents policy**, which must include accidental damage to Landlords contents (proof of policy will be required at commencement of Tenancy). We can supply a specialist tenant insurance brochure and quote on request.

## Right to Refuse

Bright Fox reserve the **right to refuse** any application without giving reason.