

Holding Deposit Agreement for Rooms in Shared Houses.

Do not sign this form unless you are certain that you wish to take occupation of the premises, as the holding deposit taken is non-refundable should you withdraw.

Property Address _____

Rental amount £_____ Tenancy Start Date_____ Tenancy Length_____

To reserve a property there are 3 payments due – a holding deposit, the first months' rent and a security deposit. The holding deposit is due immediately to reserve the property. On successful completion of references and paperwork the holding deposit will form part of the first months' rent, the remainder of the first months' rent must be paid within 15 days of paying the holding deposit. The refundable security deposit will be no more than the equivalent of 5 weeks rent and is due the day before you move into the property.

Bank Details for holding deposit.

Name: Wingrove Letting
Sort Code: 20-59-97
Account Number: 13848809

Tenants Details

Lead tenants full name _____ Mobile Number _____

Email address _____

Please provide details of any other tenants over the age of 18 who will live at the property:

Name _____ Mobile Number _____

Email Address _____

How many occupants will reside in the property in total (including children)? _____

What is the relationship between the occupants? _____

Please provide the employment status of the tenants. _____

Job Titles _____

Annual Salaries _____

Will anyone aged under 18 reside at the property? Yes ___ No ___ If yes how many people? _____

Do you have any pets? Yes ___ No ___ If yes, please provide details. _____

If there is any further information that you think either Wingrove Lettings or the landlord should be aware of, please provide details below.

Please specify any requests of conditions attached to the offer you are making. These points will be agreed by the property owner.

Application & References

To reserve a room for you we need to take payment of the holding deposit. The holding deposit is £80.00 for a bedroom. This is either the equivalent of a weeks rent or less. Once a tenancy application is successful this holding deposit will form part of the first month's rent. Once paid the holding deposit is non-refundable if you decide not to proceed with the tenancy, or fail to meet the criteria detailed below.

As part of our referencing process we require the following references for all the tenants and any guarantors. These usually are obtained by a referencing and credit service of our choice. We currently use a company called Vouch although we may choose to use another company. Once payment has been received, we will take the room off of the market and forward your details to our preferred referencing and credit check service. They will then be in touch via email to take you through their process.

FOR PROFESSIONAL TENANTS: Previous landlords's reference (where applicable), employers reference / proof of income OR proof of savings, satisfactory credit check with no adverse credit history.

FOR STUDENTS: Previous landlords' reference (where applicable), satisfactory credit check with no adverse credit history, guarantor to be provided (international students may be required to pay the full rent in advance).

FOR GUARANTORS: Must be a UK Homeowner, employers reference / proof of income OR proof of savings, satisfactory credit check with no adverse credit history.

For affordability purposes professionals must have a guaranteed minimum income of 2.5 x their share of the monthly rent per month. For example, if the tenants share of the monthly rent is £500.00, they must have a guaranteed minimum income of £1,250.00 per month ($£500.00 \times 2.5 = £1,250.00$). Guarantors need to have a guaranteed minimum income of 3 x the guaranteed applicants share of the rent, if the tenants share of the rent is £500.00 then the guarantor must have a guaranteed minimum income of £1,500.00 per calendar month ($£500.00 \times 3 = £1500.00$). Credit checks look for adverse credit history, including any IVA's, CCJ's & Bankruptcy, as well as an unusually low credit score. Landlord references must be from a current landlord (where applicable) and must state that the rent has been paid on time and the property has been maintained acceptably, with no negative factors. Pets, smoking and housing benefit are not accepted unless agreed in writing.

Please confirm the following:

All tenants are able to meet the above referencing criteria? Yes ___ No ___

Do any tenants have any adverse credit history as detailed above? Yes ___ No ___

Rooms are reserved subject to referencing and contracts. Once a holding deposit has been placed you have 15 days to submit all paperwork and sign all contracts / guarantor forms. If after 15 days the paperwork and contracts have not been completed the landlord may choose to re-market the property, if the room is subsequently let then you would forfeit your holding deposit. If you choose to withdraw from the tenancy, or if negative references are received, your holding deposit is non-refundable. All references and payments due before commencement of the tenant tenancy must be completed by all tenants before keys can be released. If any information provided on this form is subsequently found to be misleading or false, your application may be rejected and your holding deposit forfeited. All tenancies must start within 2 weeks of a holding deposit being paid unless previously agreed with Wingrove Lettings.

Please confirm you:

Authorise us to pass your details onto a third-party referencing company upon a successful application.

Yes ___

Have read through and accepted the terms in our sample tenant agreement (linked to on our website)

Yes ___

Have read the governments 'How to Rent Guide' (linked to on our website)

Yes ___

I confirm that the information I have provided above is accurate and that I have read and understood all terms and conditions detailed this document. I confirm that I act for all tenants detailed and accept that by signing this document I am bound by its entire contents. This document does not form a tenancy agreement and does not guarantee a tenancy will be granted for the room.

1. Name _____

Signature _____ Date _____



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