



Tenant's Terms of Business

General

The property is offered as seen unless agreed specifically in writing prior to the commencement of the tenancy.

All properties will continue to be shown by Accommodatingu.com until such time as an administration fee is received.

Tenancies are subject to contract, receiving satisfactory referencing and Landlord's approval.

Prior to Tenancy

In order to proceed with a potential tenancy, an administration fee and referencing fees will need to be paid – please see details below. In some instances a holding fee equivalent to half a month's rent may also be required. Should you withdraw your application or your references prove to be unsatisfactory, then these fees are non-refundable, and if a holding fee has been paid then this will be paid over to the Landlord in lieu of lost rental income. In the event that the Landlord withdraws the property, we will refund the administration fees in full.

You will be required to fill in an Application Form and complete a referencing form for each individual tenant. Any child under the age of 18 will be regarded as an occupier of the property and not a tenant. Please note that failure to fill out the forms correctly or provide inadequate information will cause unnecessary delays in the referencing process. Please provide e-mail addresses and telephone numbers where possible – should you have any questions please contact us first.

Upon receipt of satisfactory references a date can be set for occupation. On this date we will meet you at the property in order for the Tenancy Agreement to be signed. Please note that all monies must be received in cleared funds prior to this date.

You will be provided with a comprehensive inventory/schedule of condition of the property which you will have 10 days to acknowledge its accuracy or bring to our attention any discrepancies. This document will be used at the end of the tenancy in order for you to have your deposit repaid in accordance with the terms of the Tenancy Deposit Scheme. It is a legal requirement that all deposits are protected by a government scheme, details of which will be provided at the start of the tenancy.

During the Tenancy

Inspections of the property will be carried out at regular intervals if managed by Accommodatingu.com. This will be an opportunity for you to raise any problems you may have but any necessary repairs should be reported at the earliest opportunity to prevent additional damage. In the event of an emergency, Accommodatingu.com will hold spare sets of keys. With your authorisation, visits can be carried out without you being present – you will always be notified of any need for access and this is only permitted by prior arrangement.

Rent will be collected per calendar month in advance and payable by standing order on the same day each month.

Utilities

The Tenant is responsible for payment of all domestic utility bills and council tax, unless otherwise stated. At the start of the tenancy accommodatingu.com will notify the utility providers of the change in occupation with meter readings taken when you take up residence. British Telecom will not take instructions from any third party; it is therefore your responsibility to advise them when you move in and when you leave. Please note that not all rental properties have a phone line and it is the Tenant's responsibility to pay for any installation. It is also the responsibility of the Tenants to provide a TV licence at the property.

Insurance

It is the Landlord's responsibility to ensure that the building has adequate insurance but it is your responsibility to take out a Tenant's Contents Insurance for your own possessions – most policies cover accidental damage to the Landlord's fixtures and fittings which in most instances will safeguard your deposit. If you do not have this in place further details are available from accommodatingu.com.

Tenant's Obligations

Along with paying the rent on a monthly basis and adhering to the terms of the Tenancy Agreement, day to day maintenance of the property and garden (if applicable) is your responsibility. For example minor works such as unblocking sinks, changing light bulbs and bleeding radiators. Most Tenant's will have instructions on how to keep pressure topped up on their central heating system but in the event of any other gas or electrical problem we should be informed immediately. Any work organised without prior consent from your Agent/Landlord may result in you being liable for the cost incurred.

Should the property be left unattended at any time, it is your responsibility to ensure that it is properly secured. During the winter months it is your responsibility to take sufficient steps to prevent freezing of water pipes etc.

Fees

Tenancy referencing fees	£ 40 per person
Tenancy application fee	£120 per property
Security deposit	equivalent to one month's rent plus £250
Holding fee (if applicable)	equivalent to half a month's rent
Check out fee (deducted from security deposit)	£ 50 per property

All fees can be deposited into Barclays Bank, 20-26-62, account number 83551334, AccommodatingU.com Client Account

Please note that fees are not subject to vat but Accommodatingu.com reserves the right to inform you in writing one month in advance of any change or increase.

An administration fee does not reserve the right for a tenancy at any property offered through accommodatingu.com. All offers are subject to contract, satisfactory referencing and Landlord's approval and the Landlord has the right to withdraw the property at any point without prejudice until contracts have been signed and executed.