

TENANTS TERMS OF BUSINESS - REAL RENTS PROPERTY MANAGEMENT LTD

Please read these terms carefully. All Tenants must sign the declaration at the end of this document and return it along with the Tenant Application Form before any application can be considered.

To let a property through Real Rents Property Management Ltd (RRPM Ltd) you will have to provide the following before your application can be processed:-

- Copy of identification (see below for acceptable documents)
- Proof of current residency (see below for acceptable documents)
- Administration fee (see appendix A for fees)
- Referencing fee (see appendix A for fees)

RRPM Ltd require proof of identity and residency. This will need to be provided when submitting your application form along with the Terms of Business for Tenants (this document). Acceptable forms of proof of identity are any of the following:-

- Photo style driving licence
- Current Passport
- Birth Certificate
- Residency Documents

Acceptable proof of residency are any of the following:-

- Gas/Electricity/Council Tax (dated within the last 3 months)
- Current tenancy agreement
- Confirmation of your current address from your employer on headed paper
- Bank statement (dated within the last 3 months)
- Residency Documents

If you are not a citizen of the European Union you will be required to provide evidence of official permission to live in the UK for the term of the proposed Tenancy.

Each person who is over the age of 18 years consents to a credit search being carried out and references being sought. RRPM Ltd will use an external company to carry out the credit search and references. Any such results will be shared with the Landlord whose decision on the applicant(s) suitability will be final. If you wish to view the results of the credit search you may apply to the company who carried it out. The company details can be obtained from RRPM Ltd.

On receiving satisfactory references, we will be in touch with the lead tenant to confirm a move in date and book a date and time to complete any necessary paper work.

Appointments to move into the property can only take place Monday – Friday between the hours of 9.00am and 5.30pm. A date and time must be agreed with RRPM Ltd in advance.

Your deposit will be protected by The Deposit Protection Service (DPS). The deposit is payable prior to, or at the point of signing the Tenancy Agreement. Your deposit will be paid back to you at the end of the Tenancy, subject to the property being in a satisfactory condition and all the terms of the Tenancy have been met. No interest will be paid on the Deposit. Deposits that are not in dispute will be returned to the Lead Tenant within 10 working days. Your deposit will be held in accordance with the Terms and Conditions of The Deposit Protection Service which can be found at www.depositprotection.com.

Real Rents Property Management Ltd
Registered Office:
i2 Business Centre, The Pinnacle
Midsummer Boulevard
Milton Keynes
MK9 1BP
01908 465 130
info@realrents.co.uk
www.realrents.co.uk

Registered in England No.
08567469



Barclays Bank
Real Rents Property
Management Ltd
Sort Code: 20-57-44
Account Number: 03386295

Updated: 22nd June 2016

RRPM Ltd is a member of The Property Ombudsman. Further information about The Property Ombudsman can be found at <https://www.tpos.co.uk>.

The Landlord will not have insurance in place to protect your personal possessions. If you wish to take out insurance you can contact RRPM Ltd who can assist you in obtaining a quote and arranging cover (subject to underwriter approval).

Until the Tenancy Agreement has been signed, there is no contract in place between you and the Landlord. If the Tenancy does not proceed for any reason as planned you cannot claim against the Landlord or RRPM Ltd for your costs or out of pocket expenses. Tenancy agreements and other tenancy documents will only be signed once RRPM Ltd can establish that we have vacant possession.

If there is more than one Tenant, then each Tenant is 'jointly and severally liable' meaning that they take responsibility for the payment of ALL rent, utilities and for making good ANY damage. We are unable to release any keys until the Tenancy Agreement has been signed by all Tenants and the first month's rent, the Deposit and all fees and charges have been paid in cleared funds. We only accept payments by Bank Transfer.

Smoking is absolutely prohibited in the property. Please ensure that all occupiers and guests of occupiers adhere to this.

Tenant Shop Limited acts on our behalf to notify the local council, water supplier(s) and energy provider(s) in line with your tenancy start date and secondly to supply notifications to the local council, water supplier(s) and energy providers(s) from the date that you vacate the property. Tenant Shop limited will only use your information for the purpose of council and utility registration, closing of council and utility accounts and Energy/Media comparisons upon your arrival. Call Centre comparisons are completely optional for you (the tenant) and you can opt out at any time. Tenant Shop Limited is fully compliant with the data protection act 1998 and a registered member of the Information Commissioners Office with registration number Z305733X.

RRPM Ltd may also notify the utility suppliers of the start of the tenancy, your contact details, name and meter readings where applicable. You are responsible for the payment of all services and utilities that you consume at the property. You should ensure that you are happy with the meter readings taken and notify RRPM Ltd within 7 working days if you believe that there is a discrepancy. At the termination of Tenancy final utility bills showing the amount as zero must be provided once the property has been vacated before the deposit can be released.

RRPM Ltd will notify the local authority for Council Tax. Tenants are responsible for council tax during the period of the Tenancy.

Where an Inventory is provided you should check its accuracy promptly. Any alleged discrepancies should be noted on the Inventory and returned to RRPM Ltd within seven working days of the commencement of the Tenancy.

It is your responsibility to maintain all smoke and carbon monoxide detectors in the property during your tenancy. The detectors will be checked on your move in date and if you have any concerns of their functionality they should be immediately reported to RRPM Ltd.

You agree to receive correspondence via email and accept service of notices, the tenancy agreement and other documents given under or in connection with the tenancy, by e-mail.

You agree to sign all documents relating to your tenancy via electronic signature. Hard copies will be provided if requested within 14 days.

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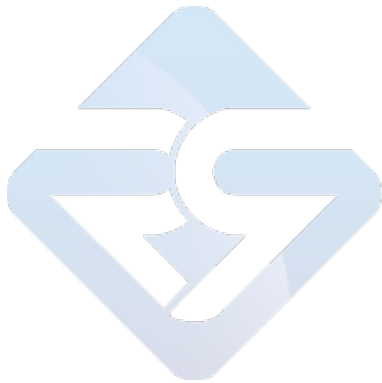
You agree that if you instruct contractors yourself, we will not reimburse any costs incurred. You should contact us as soon as possible via email (info@realrents.co.uk) or phone (01908 465 130) if you have any maintenance or emergency issues.

You are signing below to confirm that you have read the above terms and conditions and are aware of your responsibilities. Furthermore you agree to adhere to all of the above conditions.

Name.....

Date.....

Signature.....



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