

HOLDING DEPOSIT TERMS & CONDITIONS

Property Address:.....

Agreed Rent: £..... p.c.m subject to contract Tenancy Term: 6 / 12 month

Property Specification: Beds Baths Furnished? Y / N Car Parking? Y / N

Applicant Name(s):

Deposit amount: £ Paid: £ Outstanding: £

Method of Payment: CASH BANKERS DRAFT DEBIT/CREDIT* CARD

*there will be a 3% charge on all credit card payments

This Holding Deposit holds the property for one calendar month from the date of this agreement. If that period of time is more than the value of the holding deposit and the tenancy has not started, a further deposit will be required to continue to hold the property; otherwise it will be deemed that the tenant has withdrawn their application. All conditions of this agreement will apply to any further deposit paid. Should the applicant withdraw the application or fail their referencing, which is at the landlord’s discretion and in this event be unable to provide a guarantor suitable to the landlord, the deposit will not be returned.

To enable the application to progress to referencing stage, the applicant must pay an Admin Fee to Edenvale-UK of £95.00 plus VAT, total £114.00 payable, per applicant, per application. Should Edenvale-UK refuse the tenancy and this application because the Landlord withdraws the property, then the deposit will be returned in full.

The Applicants(s) understand that any occupation dates discussed are provisional and remain so until the actual date the Tenancy Agreement has been signed and the Tenancy has commenced. Applicants are advised not to make any moving arrangements until such time the Tenancy has commenced. Once a tenancy start date has been agreed and the Applicant subsequently alters the start date, Edenvale-UK reserve the right to charge an administration charge of £25.00 plus VAT to cover the cost of producing new paperwork and documents.

Once the Tenancy has commenced, the Holding Deposit will convert a Tenancy Deposit and will be registered in accordance with the appropriate legislation and the terms of the Tenancy. Any requests or outstanding questions **must** be made in writing to Edenvale-UK and you should receive a satisfactory response from Edenvale-UK in writing before paying the Holding Deposit.

I/we agree to the above terms and conditions.

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Your Signature **Print** **Date** /...../.....

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Your Signature **Print** **Date** /...../.....

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Edenvale-UK Signature **Print** **Date** /...../.....