

BASIC PROPERTY DETAILS

Property: Top Floor Flat, Abbotsford Road

Property Ref: INH1000660

Number of Beds: 2 Bedrooms

Contract Type: Joint & Several Tenancy Agreement

TENANCY PERIOD: 30th June 2025 until 29th June 2026

RENT: £1840.00 per calendar month (PCM)
(exclusive of utilities)

Tenancy Deposit: £1,840.00



GENERAL INFORMATION FOR TENANTS

Please only complete this application form if you have already carried out a viewing of the property and are wishing to request a tenancy.

This application form does not constitute any part of a Tenancy Agreement and either the Applicant(s) or the Landlord or Agent reserves the right to cancel a reservation at any point prior to the Tenancy Agreement being executed.

Successful applicants will be required to complete all sides of their paperwork including but not limited to signing their side of the Tenancy Agreement, completed the Right to Rent Checks, ensuring that their Guarantor is advised of their application and that said Guarantor has completed the Guarantor Agreement **within 14 Days of acceptance**.

Successful applicants will also be required to make the following payments as listed below

- **Payment 1 - Immediately**
HOLDING DEPOSIT: £424.00
- **Payment 2 – On or before the 6th January 2025**
TENANCY DEPOSIT: £1,840.00

Holding Deposit

By paying a holding deposit you are confirming your intention to rent and your landlord is confirming their intention to let – it ‘holds’ the property for you until you sign a tenancy agreement. If you pull out you will lose the holding deposit and if the landlord pulls out you should receive the holding deposit back.

Q: Will my holding deposit be protected?

No. Holding deposits do not have to be protected in a tenancy deposit protection scheme.

Q: Will I get my holding deposit back?

No. When all of the necessary checks are complete and the tenancy agreement has been countersigned the holding deposit is transferred to the properties rental account and deducted from the Tenancy Deposit due.

Tenancy Deposit

A tenancy deposit is paid to the landlord as a security against you breaking the terms in your tenancy agreement, e.g. by causing damage or not paying your rent.

It is usually the value of 4 to 6 weeks rent. If you meet all the terms in the tenancy agreement your tenancy deposit should be paid back to you in full when you leave. If you don't, the landlord can keep money from the tenancy deposit to meet the costs of putting things right.

The tenancy deposit must be protected in a government approved scheme within 30 days of the landlord receiving it.

Rent

The Rent for the Term of the Tenancy for this property is payable by 4 equal payments on 11th June, 1st October, 1st January, 1st April.

The Rent is exclusive of utilities.

Utilities

Unless specifically stated all properties are let exclusive of all utility bills. This means as tenants you will be responsible for the gas supply, electricity supply, water rates, council tax, Broadband, TV license etc. As tenants you will also be responsible to ensure that all supplies are both set up correctly (with meters read) at the start of the tenancy and correctly closed down at the end of the tenancy.

Students are currently able to obtain an exemption from Bristol City Council meaning that you would not have to pay this utility, however it must be applied for and failing to do so may result in charges being leveled against you by them.

Increasingly we are being asked about all-inclusive utility bundles and have now partnered with 'The Student Energy Company Ltd'. More information about their services will be made available to you when completing the tenancy process. If you decide to link with 'The Student Energy Company Ltd' they will administer your bills for you.

Tenancy Agreement

Tenancy Agreement

The tenancy agreement is a joint and several tenancy and can only be signed by a person over the age of 18.

Q: what does Joint and several liability mean?

Joint tenants are 'jointly and severally liable' for all the obligations owed under the tenancy. This means that the landlord can pursue all or just one of the tenants in respect of any obligation that is not fulfilled, for example payment of rent.

Q: Can we sign individual tenancy agreements?

No

Guarantor Agreements

The Landlord requires that all tenants provide a Guarantor. Unfortunately, insurance-based guarantor schemes such as Housing Hand are not accepted for this property.

Q: What is a Guarantor?

A Guarantor is a third party, such as a parent, legal guardian, who agrees to pay your rent if you don't pay it. Landlords can ultimately take legal action to recover any unpaid rent from the Guarantor. The Guarantor must also upon request be able to show evidence funds to support being a guarantor.

Q: What if I do not have a UK Guarantor?

This may present a problem for you if you are an international student, so if you can't get a UK-based Guarantor, you are normally asked to pay all your share of the rental upfront.

Q: does my Guarantor also have a joint and several liability ?

Unless specifically advised otherwise, Guarantors are only responsible for your individual share of any rent or other liability.

Right to Rent Checks - Passport Requirement

We are required by UK Law to undertake right to rent checks on all persons named on and residing in a property (for more information regarding Right to Rent checks please visit <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>), in order to comply with the Act, a successful applicant will be asked to make arrangements for this to be carried out normally within 7 days of acceptance of the property.

UK citizens

We need to take sight of you and your physical passport together

No UK Residents

We need to take sight of you and your physical passport together along with your unique settled or pre-settled status share code.

Landlord Reference

Current HMO Requirements require that a landlord must request a reference for each new person wishing to occupy the house. The reference request should include questions about anti-social behaviour, acting in a non-tenant like manner and any problems in respect of non-payment of rent. References must be retained for a minimum of 6 months from the issuing of the licence and must supply to the Council on demand.

Successful applicants will be required to obtain and supply to us a Landlord reference.

Data Protection

By completing this Viewing Request Form as a group you agree to us processing the data you have provided to us to. We will therefore process your personal data as part of our contract with you, for legitimate interests and or to comply with legal obligation.

You hereby consent to us passing your personal data to your future Landlord, between all your future tenants and their guarantors, Inventory Clerks, Utility providers, referencing agency, and other independent contractors for functions such as (for example) data and file storage, back-up, destruction, billing, debt collection, processing your application, to ensure that the property is maintained/repaired. We may share personal data with professional advisers used by us to provide you with the tenancy service such as legal advisers or as required by Law to the HMRC, the local council, police, and deposit protection schemes etc.

We will ensure that all reasonable technical and organisational measures are taken to protect any personal data supplied by you to us against unauthorised or lawful processing, accidental loss, destruction or damage, including when we sub-contract any processing (for example, in the case of external storage of data).

We may also process as data controller personal data concerning our clients and contacts in other ways for our own business purposes (for example, but not limited to day to day processing, client management, billing, archives). We may also process and transfer personal data as necessary to affect a re-organisation of our business.

For more information visit our privacy policy on our website www.flatlineonline.co.uk.

Our Information

Flatline Bristol Ltd, Registered office:182 Whiteladies Road, Clifton, Bristol, BS8 2XU Tel: 0117 9732004 Email: info@flatlineonline.co.uk
Registered in England no: 11614550

Members of: ARLA, BALMA

Client money protection: PropertyMark's Client Money Protection (CMP) scheme, PropertyMark, Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG

Redress scheme: Property Redress Scheme Premiere House, 1st Floor, Elstree Way, Borehamwood, WD6 1JH.

Landlord Information

The landlord for this property is Rhino Properties Bristol LTD.

Please be advised that the property you are applying to rent is not managed by us. However, the owner of the property is associated with our agency and operates within the same building. While the owner handles the management of the property directly, we are available to assist with any queries or support during the application process.

Please complete and return to
info@flatlineonline.co.uk

TO BE COMPLETED FOR APPLICANTS

When did your group view the property

Please enter the date & time?

Basic General Information of your group

How many people will be living in the property?	<input type="text"/>		
Does any person within this application smoke?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Has any person within this application resided in a property which has been subject to complaint of anti-social behaviour?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Has any person within this application resided in a property which has been subject to complaint of acting in a non-tenant like manner?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Do you plan on having any animals, birds, or domestic pets reside on the property, whether it's on a full-time or part-time basis? (if yes please specify)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	

Applicants Information

LEAD APPLICANT

Personal Information

NAME: (as shown on your passport)

Title: MR MISS

First name:

Surname:

Current Age:

Current Bristol Address:

Mobile:

E-mail Address:

University Details

Will you be a full-time student for the duration of the tenancy? YES NO

"full-time student" means a person receiving education provided by means of a full time course

Which University are you attending

Course name:

Current year of study:

Course End Date:

Right to Rent Details

Are you currently in Bristol and able to complete the right to rent check within 10 days of acceptance? YES NO

PASSPORT: Country of Issue:

Guarantor Details

I do have a UK based guarantor YES NO

IMPORTANT NOTE: Where a Guarantor resides outside the UK the Landlord may require that the tenant listed be required to pay their equal share of the rental for the Term of the Tenancy upfront.

What is the Guarantor's relationship to you? Parent Legal Guardian Other: (please state)

Is the Guarantor a home owner?

Guarantor's occupation?

2nd APPLICANT

Personal Information

NAME: (as shown on your passport)

Title: MR MISS

First name:

Surname:

Current Age:

Current Bristol Address:

Mobile:

E-mail Address:

University Details

Will you be a full-time student for the duration of the tenancy? YES NO

"full-time student" means a person receiving education provided by means of a full time course

Which University are you attending

Course name:

Current year of study:

Course End Date:

Right to Rent Details

Are you currently in Bristol and able to complete the right to rent check within 10 days of acceptance? YES NO

PASSPORT: Country of Issue:

Guarantor Details

I do have a UK based guarantor YES NO

IMPORTANT NOTE: Where a Guarantor resides outside the UK the Landlord may require that the tenant listed be required to pay their equal share of the rental for the Term of the Tenancy upfront.

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Guarantor's occupation?