

TENANCY DETAILS

Property: Garden Flat, Abbotsford Road
Property Ref: FLA1000493
Number of Beds: 2 Bedrooms
Contract Type: Assured Shorthold Tenancy
Availability Date: 13 May 2021
Total Rent: £1,300.00 pcm.
(exclusive of utilities)
Dilapidation Deposit: £1,300.00



Terms and Conditions for securing a Tenancy on the above property

Holding Deposit £300.00 Do not pay this amount unless you have in writing that you have been excepted for this property.

Holding Deposit payments are subject to

- A. The Landlords final consent and an executed (signed) Tenancy Agreement. *This Holding Deposit 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 the reservation at any point prior to the Tenancy Agreement being executed.*
- B. I/We the Applicant(s), understand that the Holding Deposit is non-refundable in the event of one or more of the following reasons
- I/We, provide any false or misleading information which the Landlord or Agent can reasonably take into account when deciding to let a property – this can include your behaviour in providing the false and misleading information
 - I/We, fail the Right to Rent Check
 - I/We, decide not to proceed with a tenancy (i.e. you ‘withdraw’ from a property) – Excluding where the Landlord or Agent imposes a requirement that breached the ban or acted in such a way towards you or relevant person that it would be unreasonable to expect you to enter into a tenancy agreement with them
 - I/We, fail to take all reasonable steps to enter into a tenancy agreement prior to the ‘Deadline for Agreement’ (and the landlord or agent takes all reasonable steps to do so, for example, clearly requesting information required to progress the tenancy)
- C. the Applicant(s), understand that upon completion of the Tenancy Agreement and paperwork, the Holding Deposit will automatically be transferred to the balance of the property’s Dilapidations Deposit.

GENERAL INFORMATION FOR TENANTS

Right to Rent Checks - Passport Requirement

Current UK Law requires that we must see YOU & YOUR PASSPORT together to comply with the Right To Rent Checks, this means without exception EACH TENANT must within 5 days of accepting a property visit our office to show us their passport (and where applicable visa).

Data Protection

By completing this Application 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 supply 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.

Referencing

the Landlord requires that we obtain references on all applicant over the age of 18 who will be living full time in the property. We use a third-party company to undertake references and will arrange for them to contact you direct to provide your consent for these reference to e undertaken. These references may include the following

- A 6 year credit history search which identifies Public Information registered against the Tenant (eg County Court Judgements (CCJs), bankruptcies. Voluntary Arrangements, Administration Orders, Sequestrations etc).
- Linked address search which establishes undisclosed addresses and checks these addresses for detrimental information.
- Authenticate Check which includes a search of the Voters Roll to confirm that the Tenant is who they say they are.
- Current/Previous Landlord Reference.
- Bank status Enquiry.
- Employment Reference.

Agency Information

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

Members of: BALMA

Client money protection: CM Protect Limited, Premiere House, 1st Floor, Elstree Way, Borehamwood, WD6 1JH.

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

Declaration

I/We the Applicant(s), hereby confirm the acceptance of the Terms and Conditions set out above and the additional information provided below including those contained within our privacy policy.

Signed: _____

Print: _____ for and on behalf of all Applicants

TO BE COMPLETED FOR APPLICANTSGeneral Information

Proposed Tenancy start date			
How many adults will be living in the property?		How many children will be living in the property?	
Does any person within this application smoke?			
Are you a pet owner?		If 'Yes', Please Specify?	

Applicant Information

LEAD TENANT Personal details

Rental Amount for this Applicant	£	
Name (as shown on your passport)	Title	
Current Age		
Mobile		
E-mail Address		
PASSPORT: Country of Issue:		
Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years		

Employment details

Employment Status		If self-employed please state length of self-employment	
Are you either on a Zero hour contract or a contract with less than 12 month remaining			
Name of Company You Work For			
Position			
Basic Salary Per Annum	£		

Applicant Information (2nd Person)

Personal details

Rental Amount for this Applicant	£	
Name (as shown on your passport)	Title	
Current Age		
PASSPORT: Country of Issue:		
Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years		

Employment details

Employment Status		If self-employed please state length of self-employment	
Are you either on a Zero hour contract or a contract with less than 12 month remaining			
Name of Company You Work For			
Position			
Basic Salary Per Annum	£		

Application Form



Applicant Information (3rd Person)

Personal details

Rental Amount for this Applicant	£
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Name (as shown on your passport)	Title	
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Current Age	
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PASSPORT: Country of Issue:	
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Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years	
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Employment details

Employment Status		If self-employed please state length of self-employment	
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Are you either on a Zero hour contract or a contract with less than 12 month remaining	
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Name of Company You Work For	
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Position	
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Basic Salary Per Annum	£
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Applicant Information (4th Person)

Personal details

Rental Amount for this Applicant	£
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Name (as shown on your passport)	Title	
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Current Age	
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PASSPORT: Country of Issue:	
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Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years	
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Employment details

Employment Status		If self-employed please state length of self-employment	
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Are you either on a Zero hour contract or a contract with less than 12 month remaining	
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Name of Company You Work For	
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Position	
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Basic Salary Per Annum	£
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