

Tenancy Information

We are members of Propertymark and their Client Money Protection Scheme. We also subscribe to the Property Ombudsman redress scheme. The following are permitted payments which we may request from you:

- A refundable holding deposit capped at no more than one weeks' rent;
- The rent;
- A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent;
- Payments associated with early termination of the tenancy, when requested by the tenant;
- Payments in respect of utilities, communication services, TV licence and council tax; and
- A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

Please note:

The Holding deposit may be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within the agreed Deadline.

Interest on late rent may be charged at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Should a tenant wish to leave their contract early, they shall be liable to the landlord's reasonable costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Contact us

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WWW.HUNTLEYS.NET

Conditions

1. The payment of the holding deposit indicates your intentions to proceed with renting the property. This amount will be held against our expenses in processing your application. This payment does not obligate our client the Landlord; to let the property or any other property to you and it does not commit the Landlord to granting a tenancy or form an offer of a tenancy.
2. Should you withdraw your application because you or any joint Applicant(s) change your or their mind(s) then no money will be refunded to you.
3. Only Special requests stated at the time of application will form part of the agreement. No comment or offer by the landlord or their Agent should be relied upon.
4. Should the landlord fail to complete your special requests prior to the tenancy start date and you decline to proceed, a full refund of your holding deposit will be made.
5. Huntleys requires all Applicant(s) referencing forms to be completed via the internet within 3 working days form the application date. Should we not, we may advise the Landlord to remarket the property, and no monies will be refunded to you.
6. You consent for us to pass your references to the Landlord.
7. Should your application be unsuccessful because you fail the credit check, or the Landlord deems that your references are unsatisfactory then no money will be refunded to you.
8. If your application passes the credit and referencing checks and the Landlord declines to proceed, a full refund of your holding deposit will be made.
9. Due to the confidential information required, we may not be able to provide you with an explanation if you fail referencing.
10. All Applicant(s) are required to sign the tenancy agreement prior to the commencement of the tenancy.
11. The proposed tenancy start date cannot be relied upon until all parties to the agreement have signed.
12. If the rent is payable monthly in advance it must be paid by a single standing order.
13. On completion of acceptable references an appointment will be made for you to attend our office to sign the Tenancy Agreement and complete any outstanding paperwork.

