



## **Tenancy Guide**

**For the letting of**

**3 Leeds Close, Corby, NN18 8PZ**

### **Tenancy**

You have been provided with a copy of the proposed Tenancy Agreement. You should read this carefully to ensure that you agree with the content before signing it. If you are unsure about the meaning of any clause, you should take independent legal advice.

### **Reference**

Prior to the tenancy being offered, credit, employer, previous landlord and bank references may be obtained in respect of all tenants by professional referencing agencies acting on our behalf. Any offer of a Tenancy is strictly subject to satisfactory references being passed.

### **Proof of Identity**

You must satisfy a Right to Rent check, as this is required by law. We also require proof of address, such as a utility or council tax bill in your name at your current address. From companies, we require proof of identity of the director or authorised signatory, as well as proof of directorship or proof of authority to sign.

### **Initial Payment**

If you are interested in renting one of our properties, you will be expected to pay a holding deposit of £125. Once this amount has been paid, we will stop advertising the Property.

In the event of the parties proceeding with the tenancy, we will refund the holding deposit to you. This will usually be by way of making an equivalent deduction from the move in monies required from you before check in. Unless informed otherwise, it will be taken against the Rent payable.

If the Landlord decides not to rent the Property or an agreement is not reached before the Deadline for Agreement (provided you are not at fault), we will refund the holding deposit to you in full. Unless agreed in writing below, the Deadline for Agreement will be 15 days after the holding deposit has been received by us.

If you provide false or misleading information which reasonably affects the Landlord's decision to let the Property to you, or if you fail a right to rent check, or if you withdraw from the proposed agreement, or if you fail to take all reasonable steps to enter an agreement when the Landlord has done so, we will retain your holding deposit. In the event that we intend to retain your holding deposit, we will set out in writing the reason for this within 7 days of either deciding not to enter the tenancy agreement or the Deadline for Agreement.

## Tenancy Agreement Information

You have been provided with a draft copy of the Tenancy Agreement. It is our policy to execute the Tenancy Agreement and any Renewal Memorandum Agreement by dating the document as soon as it is signed by all parties. This may be prior to the actual tenancy start date. Once executed by us, both parties are legally bound to the Tenancy. When you sign this Tenancy Guide you are confirming your authority for us to execute and bind the Tenancy Agreement and any Renewal Agreement in this manner without further reference to you. Make sure everything that you believe has been proposed/agreed either verbally or in writing up to now is included in the Tenancy Agreement as this will represent the final and binding agreement with the parties and will override any previous negotiations entered into.

**Holding Deposit:** £125

**Property address:** 3 Leeds Close, Corby, NN18 8PZ

**Tenants Names:** Monica Oltianu and Bica Nicolae Oltianu

**Rent offered:** £775.00 per month

**Traditional Deposit:** £775.00

**Proposed start date:** 19<sup>th</sup> of February 2021

**Term:** 6 Months

**Other Material Agreed Terms:**

- All carpets must be professionally cleaned when vacating the property
- Notice is required to be served in line with the tenancy start date/ rent payment date
- Any variation to the existing tenancy a charge of £50 will be applied

## Subject to Contract

Payment and acceptance of the Holding Deposit does not legally bind either the Landlord or the Tenant to the Tenancy prior to the signing of the Tenancy Agreement by all parties.

Henderson Connellan Corby is partnered with Goodlord, a paperless company, and as such we provide all contracts, notices, and other documents via email.

By signing this document you agree to Henderson Connellan Corby using the email address you provided at registration for any future correspondence and serving of documents.

I CONFIRM THAT I HAVE READ AND AGREE TO THE TERMS HEREIN

### Signed by the Tenant(s):

Signature of Tenant

.....

Signature of Tenant

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## Audit Trail

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