

Reid & Dean

— estate agents —

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Guide for Prospective Tenants

You will be able to review our standard Assured Shorthold Tenancy (AST) agreement prior to paying any monies to Reid & Dean. To be accepted for a tenancy the income into your household has to be in excess of 2.5 x the annual rent. To proceed with a tenancy we will take a holding deposit of one week's rent and then apply for references and if required a Right to Rent check on the prospective tenant/s. The referencing company will undertake checks on present and past employment and accommodation and credit history. Each tenant will be required to provide two forms of ID, being a passport or driving licence plus a bank statement, home utility bill etc less than three months old.

At the commencement of the tenancy an inventory and schedule of condition will be provided. Five working days are allowed for bringing any faults to our attention. If any white goods or equipment are provided then they must be tested by the tenant/s during this period. All equipment and furnishings are to be left in the same condition at the end of the tenancy as they are at the commencement. Reid & Dean check that fire alarms are in working order at the start of the tenancy. The tenant is responsible for checking they work during the period of the tenancy.

Holding Deposit

Equal to one week's rent which will be returned on completion of the AST or set against the first month's rent. You will lose this deposit if you withdraw your application, if you provide false or misleading information which reasonably affects our decision to let you the property, if you fail a Right to Rent check. If the tenancy does not proceed then unless agreed otherwise in writing, and subject to provisos, the holding deposit will be returned to you within 15 days.

Deposit or Deposit Guarantee Scheme

The Deposit is five weeks rent which will be registered with TDS Custodial. Our Membership number is G07742.

Or alternatively, if the landlord is agreeable, you may take up a Deposit Guarantee with Zero Deposit. This has an upfront cost of one week's rent plus a £49 set up fee, and then £17.50 is payable each year. Further information about Zero Deposit is available on request.

One Month's Rent in Advance

Less the holding deposit which will be used as part payment.

Pets

If you have a pet and the landlord agrees to accept it, then you will be required to pay the higher rent quoted in the marketing materials.

Permitted Payments

During the tenancy circumstances might arise where Reid & Dean will be permitted to make a charge. These include:

- Payment of up to £50 if an agreed change is to be made to the completed tenancy agreement (i.e. change of sharer or permission to keep pets on the property)
- Payment of interest at 3% above the Bank of England's annual percentage rate for each day that a payment is outstanding for the late payment of rent
- Payment for the reasonable cost of replacing lost keys/security devices giving access to the property
- Payment of any unpaid rent or other costs associated with early termination of the tenancy

Payments to Third Parties

Unless notified otherwise, tenants are responsible for paying bills in accordance with the tenancy agreement, which include council tax, utility payments (gas, electricity, water) and communication services (broadband, TV, phone).

Redress

Should you have cause to complain about the service received from Reid & Dean then in the first instance contact us. If we cannot resolve the matter then refer to PRS which is a redress scheme. Our membership No is PRS012356.

Please note we are not able to accept card payments.

*All funds associated with the new tenancy (rent/deposit)
must be cleared on or before move-in day.*