

548 Filton Avenue, Bristol, BS7 0QG
Tel: 0117 979 8700 Fax: 0117 979 2693
Email: Enquiries@FranklinCole.co.uk

www.franklincole.co.uk

Terms of Business Tenant

When you have decided you would like to Rent a property the following is required:

Agent / holding fees

Agents / holding fee £180 INC VAT per person minimum £300 INC VAT per property. ie if there is a property that one or more Tenants wish to rent there will always be a minimum fee applicable.

in the event of a multiple Student/professional Rent the fee of £180+VAT is required per occupier.

£400 INC VAT for a Company Let.

The Agency / Holding fee is payable immediately and is non-refundable we will hold the property for a maximum of 14 days in order for you to have time to complete and return your referencing forms, after this date if the fully completed forms are not returned for all applicants then the property will no longer be held, and the fee will be lost.

Tenancy Assessment forms

All Tenancies are approved subject to receipt of satisfactory references.

We will use your completed forms to carry out a Credit Check, request an Income Reference from all employers and a Landlord Reference.

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In the case of a Student let the Guarantor will be assessed rather than the Student.

We require photo ID for all applicants and Student ID if applicable.

Tenancy Agreements

All Tenancy Agreements will be for a pre agreed fixed term of either 6 or up to 12 months dependant on the Landlord and Tenants requirements.

We will send a Draft Copy of the Tenancy Agreement to the Tenants on completion of references. We are happy to provide all applicants of a Sample Agreement at any time on request.

Rent

All Rent payments are due monthly in advance in one full payment via Standing Order.

Security Deposit

The Deposit is collected within 2 weeks of move in date , In the case of an early Student let we would expect this to be in 12 weeks prior to the commencement date of the Tenancy Agreement , if Franklin Cole manage your property then this will be lodge in Franklin Cole - Deposit Protection Scheme www.depositprotection.com if the Landlord manages his or her own property then they will need to advise Franklin Cole of the

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Scheme they use and provide the Tenants with the full details once it has been lodged .

Inventory of Contents

This will be provided by Franklin Cole if we manage our property or by the Landlord if we do not.

FRANKLIN COLE LTD Are members of the Property Ombudsman Scheme for both Sales and Lettings

I have read and agree to the terms set out in this agreement

Tenant

Name

Signed Date / /

Guarantor

Name

Signed Date / /