



Terms of business for Tenants

(The small print you need to read!)

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Open: Mon-Fri 9.00-5.30. Sat 9.30-12.30. Sun CLOSED.

N.B. Applicants must be 18 or over

1. Rent 2. Security Deposit

Payable monthly (on the 1st) in advance only by **standing order**. An amount set by the Landlord (usually one and a half months rent) and payable in advance - which will be returned on termination of the tenancy agreement, subject to any deductions e.g. breakages. **Please note no interest is paid on deposits.**

3. Tenants' Admin Fee

This covers our arrangement costs, cost of reference enquiries and part payment towards preparing the Tenancy Agreement and Housing Act Notices. It is **£200 including VAT for one or several applicants.**

This is a non-refundable application fee if the prospective tenant withdraws or has given misleading information that cannot be construed as a mistake. There is a further charge of **£50 including VAT** if further new contracts are drawn up or for any reference requests for mortgagees or other companies.

4. References Required

Applications for a tenancy are independently assessed by a credit referencing agency. An application form is completed and confidentially processed, with a result normally within 48 hours. If self employed - Where an employers reference is not available we require a reference from an accountant or other financial reference.

5. Rental Period

Normally six months minimum, including two months notice. Other terms are available by negotiation.

6. Guarantors/Students

If normal references are unobtainable or unsatisfactory, a guarantor may be required.

7. Possession

Occupation will be granted on the date of commencement of the agreement, providing satisfactory references have been received and all relevant monies paid to Lanes Rentals Ltd.

8. Insurance

PERSONAL / COMPANY CHEQUES WILL NOT BE ACCEPTED ON DAY OF OCCUPANCY. A condition of our tenancy agreement requires you to have contents insurance which covers a minimum of £2500 for your liability to your Landlords belongings. We work in partnership with Endsleigh insurance who offer specialist insurance cover to fit all of your needs. They will be in touch with you shortly to discuss your insurance needs.

9. Repairs (Full Managed Property)

***Endsleigh Insurance Services Limited is authorised and regulated by the Financial Services Authority.** In the event of any repairs being necessary during our normal office opening hours, Lanes Rentals Ltd **MUST** be informed immediately. Please contact the branch. Unauthorised repairs, i.e. not approved by Lanes Rentals Ltd will be investigated and may be referred to the tenant for payment.

10. Non Managed Lettings

Where Lanes Rentals Ltd are not responsible for management of a property, all deposit monies will normally be forwarded to the landlord, who will be responsible thereafter for the monies. **Lanes Rentals Ltd responsibility for the let is terminated at the commencement of the agreement.**

11. Telephone/Broadband

Due to unprecedented changes in Telecoms, many B.T. lines have been changed to other providers e.g. Talk Talk, Virgin, Orange etc. and consequently there **MAY** be charges of over £100 to switch over to another provider or re-connect to B.T. Lanes Rentals strongly recommend you investigate before reserving a property if you intend to use a telephone point either for calls or broadband. Lanes Rentals will not accept liability for any charges incurred.



www.lanesmk.co.uk for daily updated properties with photos, including internal views

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