

Assured Shorthold Tenancy Agreement Terms and Conditions

- ✂ Each tenancy is subject to a fee of £160 for the first applicant and £40 for each subsequent applicant over 18 years old on the tenancy agreement. This is payable on receipt of the completed and signed credit application forms and is non-refundable.
- ✂ All properties will remain available until a completed credit application form and fee are received by Fisher Properties. Should the application be withdrawn or refused, Fisher Properties will retain the fee to cover costs.
- ✂ On successful completion of the credit application forms (normally 5 working days) the bond and first months rent is payable and the tenancy agreement form will be signed.
- ✂ The bond and first months rent may be paid by Cash, Building Society Cheque, Bankers Draft or Personal Cheque. However the property will not be released until the funds are cleared which, in the case of personal cheques, may take up to 10 working days.
- ✂ Your bond will be protected under the new tenancy deposit rules.
- ✂ If the tenancy agreement is not due to commence for more that two weeks, a holding deposit (non-refundable) of £200 will be required to secure the property. This will be off-set against the first months rent once the tenancy begins.
- ✂ The completion and submission of an application does not guarantee the offer of a tenancy. This is subject to satisfactory references being provided and is at the discretion of Fisher Properties.
- ✂ Fisher Properties cannot accept applications from those claiming Housing Association or Local Authority Assisted benefits.
- ✂ Applicants with County Court Judgements (CCJ's) may be acceptable depending on the circumstances but will be required to pay for the full term of the tenancy agreement. We are unable to accept any applications if you are or have been declared bankrupt.
- ✂ Applicants should be aware that in order to satisfy the criteria of our referencing agency (Maras), your gross income must be at least 2½ times the monthly rent, and there must be no gaps in your employment for longer than 2 weeks in the last 6 months.
- ✂ Applicants that require a guarantor are acceptable, however the guarantors' income must be 3 times the monthly rent.
- ✂ The tenant is responsible for accidental damage to the landlord's contents and fittings, as well as their own contents. It is essential that you have the necessary insurance cover. We can provide a quotation on request.
- ✂ Unless otherwise stated, all properties include buildings insurance, maintenance payments and all relevant safety certificates.
- ✂ Where properties are offered subject to restrictions such as no smoking or pets, this applies to all tenants and visitors to the property for the duration of the tenancy agreement. All applicants will be asked to sign a declaration before tenancy commences. This is to comply with our mortgage and insurance requirements.

Updated: February 2008