

Tenancy Offer Terms and Conditions

Last updated: 20/10/2020

In accordance with the Data Protection Act I hereby allow EVUE Limited to forward my references to the Landlord for final approval prior to commencement of the proposed tenancy.

I/we confirm that the information supplied is to the best of my /our knowledge, believe true and have no objection to this information being verified by whatever means deemed necessary.

Deposit for a long let tenancy
Equivalent to five weeks' rent

Deposit for a short let tenancy
£700 or equivalent to one weeks' rent (whichever is greater)

Other fees

Contract variation, novation, amendment or change of occupant at the tenant's request within an existing tenancy £50.

Default fee of interest on late rent if rent is more than 14 days overdue 3% above Bank of England base rate.

Default fee for lost keys or other respective security devices Actual cost of replacement.

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Holding fee: A Holding Fee of one weeks rent is required prior to entering into negotiations with the landlord and payable to EVUE on completion of the online form.

This is taken upfront in order to indicate your serious intentions to proceed with renting the desired property and ensures the listing is off the market.

The Holding Fee will be refundable at the commencement of the tenancy (by means of deduction from the initial rental payment).

The Holding Fee does NOT, oblige the landlord to let this or any other property to you, nor they constitute an offer of a tenancy. Please also note that these costs are NOT held as part of the security deposit.

A full refund will be provided If the landlord decides to withdraw for any reason, or is unable to enter into the tenancy. The total amount will also be fully refundable / transferable should your offer not be agreed (excluding any bank charges you may have incurred).



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Non-refundable terms:

Should you or any proposed joint tenant change your mind and/or withdraw for any reason or if the tenancy does not proceed due to any proposed tenant giving misleading or incorrect information, or if your references are not forthcoming, the Holding Fee will be non-refundable.

Rent: The first instalment of rent must be paid in cleared funds to EVUE Limited when you sign the tenancy agreement. Thereafter, rent is payable by standing order (unless agreed otherwise) to arrive on the due date as stated in the tenancy agreement. This means that the standing order must be set up so that the funds leave your account three days before the rent is due. The full rent must be paid by a single standing order. Multiple standing orders are NOT accepted.

Subletting: By completing this form you confirm that you intend to enter into a private residential tenancy in your name and that you will not (i) sublet the property; (ii) advertise the property on any print or other media, including (but not limited to) internet-based marketing website, or other social media or messaging website or app; or (iii) take in paying guests or lodgers, without the prior consent of the landlord.

References: references prior to moving-in may include credit check, employment or accountant reference, financial reference (bank statements, payslips, status enquiry), college or university, previous landlord or character references (If you are currently or have previously rented a Landlord reference will be required). Please note that all references must be received before tenants can move into the properties.

Reference Application Forms: Both tenants and guarantors will be required to complete sign and return the online reference application forms within 24 hours of placing the offer.

Tenancy Agreement: You will be required to sign the Tenancy Agreement within 48 hours of the offer being agreed via DocuSign unless otherwise informed.

In considering your application, we may search your record at a credit reference agency which may include us disclosing your data to a third party for the purpose of confirming that information is correct. Amendments EVUE reserves the right to change these

