

Pre Application Form

TENANCY DETAILS

Property:	Top floor Flat, Montrose Avenue
Property Ref:	FLA1000195
Number of Beds:	2 Bedrooms
Contract Type:	Joint & Several Tenancy Agreement
Term of Tenancy:	29th June 2021 until 21st June 2022
Total Rent: (exclusive of utilities)	£13,800.00 for the term of the Tenancy
Dilapidation Deposit:	£1,150.00



Terms and Conditions for securing a Tenancy on the above property

Holding Deposit £265.38

Holding Deposit payments are subject to

- A. The Landlords final consent and an executed (signed) Tenancy Agreement. *This Holding Deposit form does not constitute any part of a Tenancy Agreement and either the Applicant(s) or the Landlord or Agent reserves the right to cancel the reservation at any point prior to the Tenancy Agreement being executed.*
- B. the Applicant(s), having viewed the property.
- C. I/We the Applicant(s), understand that the Holding Deposit is non-refundable in the event of one or more of the following reasons
 - I/We, provide any false or misleading information which the Landlord or Agent can reasonably take into account when deciding to let a property – this can include your behaviour in providing the false and misleading information
 - I/We, fail the Right to Rent Check
 - I/We, decide not to proceed with a tenancy (i.e. you 'withdraw' from a property) – Excluding where the Landlord or Agent imposes a requirement that breached the ban or acted in such a way towards you or relevant person that it would be unreasonable to expect you to enter into a tenancy agreement with them
 - I/We, fail to take all reasonable steps to enter into a tenancy agreement prior to the 'Deadline for Agreement' (and the landlord or agent takes all reasonable steps to do so, for example, clearly requesting information required to progress the tenancy)
- D. the Applicant(s), understand that upon completion of the Tenancy Agreement and paperwork, the Holding Deposit will automatically be transferred to the balance of the property's Dilapidations Deposit.

GENERAL INFORMATION FOR TENANTS

Right to Rent Checks - Passport Requirement

Current UK Law requires that we must see YOU & YOUR PASSPORT together to comply with the Right To Rent Checks, this means without exception EACH TENANT must within 5 days of accepting a property visit our office to show us their passport (and where applicable visa).

Data Protection

By completing this Application form as a group you agree to us processing the data you have provided to us to. We will therefore process your personal data as part of our contract with you, for legitimate interests and or to comply with legal obligation.

You hereby consent to us passing your personal data to your future Landlord, between all your future tenants and their guarantors, Inventory Clerks, Utility providers, referencing agency, and other independent contractors for functions such as (for example) data and file storage, back-up, destruction, billing, debt collection, processing your application, to ensure that the property is maintained/repaired. We may share personal data with professional advisers used by us to provide you with the tenancy service such as legal advisers or as required by Law to the HMRC, the local council, police, and deposit protection schemes etc.

We will ensure that all reasonable technical and organisational measures are taken to protect any personal data supply by you to us against unauthorised or lawful processing, accidental loss, destruction or damage, including when we sub-contract any processing (for example, in the case of external storage of data).

We may also process as data controller personal data concerning our clients and contacts in other ways for our own business purposes (for example, but not limited to day to day processing, client management, billing, archives). We may also process and transfer personal data as necessary to affect a re-organisation of our business.

For more information visit our privacy policy on our website www.flatlineonline.co.uk.

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Payment Structure

The rental for the Term of the Tenancy of £13,800.00 is to be paid quarterly on 11th June, 1st October, 1st January, 1st April unless by separate agreement to this application.

Agency Information

Flatline Bristol Ltd, Registered office: 182 Whiteladies Road, Clifton, Bristol, BS8 2XU Tel: 0117 9732004 Email: info@flatlineonline.co.uk
Registered in England no: 11614550

Members of: BALMA

Client money protection: CM Protect Limited, Premiere House, 1st Floor, Elstree Way, Borehamwood, WD6 1JH.

Redress scheme: Property Redress Scheme Premiere House, 1st Floor, Elstree Way, Borehamwood, WD6 1JH.

Declaration

I/We the Applicant(s), hereby confirm the acceptance of the Terms and Conditions set out above and the additional information provided below including those contained within our privacy policy.

Signed: _____

Print: _____ for and on behalf of all Applicants

IMPORTANT NOTE:

The Landlord requires that all tenants provide a Guarantor.

Q: What is a Guarantor?

A Guarantor is a third party, such as a parent, legal guardian or close relative, who agrees to pay your rent if you don't pay it. DELA Properties LTD - Student Portfolio can ultimately take legal action to recover any unpaid rent from the Guarantor. The Guarantor must also upon request be able to show evidence funds to support being a guarantor. Income is normally required to be a minimum of 3.5 * monthly rental and or a homeowner.

Q: What if I do not have a UK Guarantor?

This may present a problem for you if you are an international student, so if you can't get a UK-based Guarantor, you are normally asked to pay all your share of the rental upfront.

Unfortunately, insurance-based guarantor schemes such as Housing Hand are not accepted for this property.

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TO BE COMPLETED FOR APPLICANTS

General Information

How many people will be living in the property			
Does any person within this application smoke?			
Has any person within this application resided in a property which has been subject to complaint of anti-social behaviour?			
Has any person within this application resided in a property which has been subject to complaint of acting in a non-tenant like manner?			
University of study		Are all persons within this application studying at this University?	

Applicant Information

LEAD TENANT Personal details

Name (as shown on your passport)	Title	
Current Age		
Mobile		
E-mail Address		
PASSPORT: Country of Issue:		
Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years		

University details

Current year of study	
Course	

Basic Guarantors details

IMPORTANT NOTE: Where a Guarantor resides outside the UK the Landlord may require that the tenant listed be required to pay their equal share of the rental for the Term of the Tenancy upfront.

I DO NOT HAVE A UK BASED GUARANTOR AND WISH TO PAY RENTAL UPFRONT		
I DO HAVE A UK BASED GUARANTOR AND INTEND TO USE	Relationship to you:	
	Country of residence:	

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Applicant Information (2nd Applicant)

Personal details

Name (as shown on your passport)	Title	
Current Age		
PASSPORT: Country of Issue:		
Have you had any rent arrears, CCJ or adverse credit history within the last 10 Years		

University details

Current year of study	
Course	

Basic Guarantors details

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