

Rent to Buy – Landlord Terms & Conditions

1. Eligibility

- 1.1 This offer applies to new residential property rental agreements made directly between yourself and your (the “Landlord”).
- 1.2 To qualify, the renter must be a new customer renting for 12 months.
- 1.3 The property must be let at the advertised rental price at the stated date of letting.
- 1.4 The offer is available on selected plots only and may vary depending on location and availability. Eligible plots will be confirmed by the Rental team at point of enquiry.

2. Rent to Buy Details

- 2.1 Once the 12-month rental period ends, if you proceed with the purchase of the property, we (the Landlord) will contribute an amount equal to the rent paid during the 12-month tenancy, capped at a maximum of 5% of the property purchase price as stated at the commencement of the tenancy. For avoidance of doubt, this contribution is calculated against the purchase price agreed at the start of the rental period, not any subsequent valuation.
- 2.2 You can complete the purchase at the agreed price, covering any valuation difference. The purchase price will be agreed in writing at the commencement of the rental agreement and will remain fixed for the duration of the 12-month tenancy period.
- 2.3 The refundable rent varies depending on the property letting price. The exact amount will be confirmed in writing at the point of reservation.
- 2.4 The contribution to deposit will be paid directly to the buyer’s solicitors prior to exchange of contracts, or as otherwise agreed in writing.
- 2.5 This offer cannot be used in conjunction with any other promotion, discount, or incentive unless explicitly agreed in writing by Citu.
- 2.6 The tenant must confirm their intention to purchase in writing no later than 60 days before the end of the 12-month tenancy. The purchase must complete within 3 months of the tenancy date, or this offer with lapse.

3. Conditions

- 3.1 If the letting price is negotiated or discounted below the full asking price stated at enquiry, the Rent to Buy Offer will be automatically withdrawn or in exceptional circumstances negotiated.
- 3.2 The letting agreement must be in accordance with Citu’s standard rental process, including the payment of the applicable deposit fee.
- 3.3 In the event of leaving your rental agreement earlier than the stated 12 months, the renter will not be entitled to the contribution or any compensation.
- 3.4 The tenant must maintain the tenancy in good standing throughout the 12-month period, including paying rent on time and complying with all tenancy terms. Any breach may result in withdrawal of this offer at Citu's discretion.

4. General Terms

4.1 This offer is available at Citu's discretion and may be withdrawn or amended at any time without notice, except where a reservation has already been confirmed in writing by Citu.

4.2 Buyers are responsible for ensuring that any deposit contribution is acceptable to their mortgage lender. Citu recommends obtaining agreement in principle from your lender before reservation.

4.3 These terms and conditions shall be governed by the laws of England and Wales.

5. Contact

5.1 For any questions or clarification regarding this offer, please contact the Citu Sales Team at sales@citu.co.uk or on 0113 320 2357.

Important Note

Please note that these are the Landlord's Terms & Conditions and any agreements made on Rent to Buy are between the Landlord and Tenant. Vision Properties accepts no liability whatsoever in relation to the Rent to Buy scheme or these Terms & Conditions.