



Student Terms of Business

Proposed Property:

Lead Applicant Name 1:	
Other applicants on joint tenancy:	

Will there be any occupants under the age of 18? (YES/NO)

Rent per person per week	£
Deposit	£ 300 with a UK Guarantor or 5 weeks' rent otherwise
Proposed tenancy commencement date	
Holding deposit received	£
For office use only: Deposit received by:	

Rent and Deposit – all rents are payable in advance, usually by standing order or bank transfer. A deposit of £300 per tenant is required for students with a UK guarantor. For international students, the deposit will be 5 weeks' rent. This will be paid in advance of the tenancy starting (along with the first month's rent) and will be held against but not limited to damages and dilapidations. The deposit is returnable, less such deductions, after the tenancy end date. Please note that keys cannot be released for a property unless everyone in the group has paid their first month's rent and deposit.

Please note – in the event that you or any person in your group withdraw from the property at any stage, you have the option to find a replacement or cover the cost of the rent. If this occurs **ALL** payments made are non-refundable.

Application – a formal application must be submitted for each occupant who wishes to live in the property. All applicants will be named on the tenancy agreement and will therefore be fully and jointly responsible for the property. In the event that after viewing, you decide the property is the one for you, you will need to complete an application form.

Each applicant must present (in person) two forms of proof of identification with their application. These must be passport OR driving license AND student ID. We also require a letter from your University confirming your place.

A property cannot be held in reserve for you unless a holding deposit has been paid. You then have 15 days to submit all information required by the referencing company. Failure to do this may lead us to reject your application and retain your holding deposit. The signing of an application form does not commit Tetris UK to granting you a tenancy. If Tetris UK fails to comply with the 15 day application process after receiving confirmation from the referencing company, you will be entitled to the return of your holding deposit if you wish to withdraw your application. Your holding deposit may be used towards your year's deposit or it can be returned at your request.

If your application is unsuccessful due to failed referencing, any act of deceit, incorrect details, withholding information or withdrawing from the application process, the holding deposit will **not** be refunded to you.

Affordability – our referencing partner use an affordability check to assess whether each guarantor can afford your portion of the rent. They must earn 2.5 times the annual rent for it to be deemed affordable. E.g. £400pcm x 12 = £4,800 x 2.5 = £14,400.00. They must earn £14,400.00 per annum,

Signing the tenancy/taking possession of the property – the signing of any tenancy will take place prior to the agreed move in date once an application has been successful. Keys may be collected from the office on the first day of the tenancy so long as everyone in the group has paid their deposit and their first month's rent. One person from the group will collect and sign for all keys. They will then have 3 days to let us know of any amendments.

N.B – Under Ground 17 of the Housing Act 1996 any fraudulent applications will result in eviction.

Inspections – where we act as the managing agent for the landlord we will carry out routine inspections on their behalf. Generally, these are carried out every 3 months throughout the length of the agreement.

Lead Tenant Name:

Signature:

Date:

Declaration & Consent Form

We are delighted to receive your application to rent a property from us. In order to proceed we must obtain references on your behalf and request your consent.

PLEASE READ THIS DECLARATION CAREFULLY, SIGN AND DATE BELOW.

WE CANNOT PROCEED WITH THE APPLICATION IF YOU DO NOT CONSENT TO THESE TERMS.

I confirm that the information I have given in my application is to the best of my knowledge, true and accurate. I acknowledge and agree to Tetris UK carrying out searches to verify such information and accept that such verifications may include:

- Contacting any referee named in any application.
- Consulting with credit reference agencies, including passing on credit performance data to such agencies who may share this data with other organisations for credit referencing, crime prevention and other (non-marketing) purposes.
- Consulting with the industry sort code directory and account number modulus checker in order to confirm the accuracy of my bank account details.

In connection with my application I acknowledge consent that:

- I accept and understand Tetris UK's terms in relation to fees and charges in the event that the application is declined or withdrawn.
- Tetris UK shall be able to (if required), pass on any information I have supplied in this form to the landlord.
- Tetris UK can use debt collection or trace agencies to identify my whereabouts and recover any monies I owe to Tetris UK.

I hereby authorise my employer/accountant/landlord or letting agent to provide details of my earning, employment or conduct as a tenant, including details of late payments or rental arrears, for the purpose described above.

Signed:

Date: