



Devon Lettings

L I M I T E D

DEPOSIT

I _____

pay a holding **deposit** (equivalent to a months rent) of £ _____

and **tenants share of fees** as follows:

Preparation of the Tenancy Agreement & Notices: £55 + VAT = £64.63

Referencing Cost Per Applicant or Guarantor: £30 + VAT = £35.25

Tenants Share of the Costs for Preparation of the Inventory, including the Check in & Check out Report, will be on a sliding scale as follows:

| | |
|---------------------------|--------|
| 1 Bed Unfurn £20 + VAT = | £23.50 |
| 2 Bed Unfurn £35 + VAT = | £41.13 |
| 3 Bed Unfurn £50 + VAT = | £58.75 |
| 4 Bed Unfurn £65 + VAT = | £76.38 |
| 5 Bed+ Unfurn £80 + VAT = | £94.00 |

The cost for a furnished property will be an additional £25 + VAT (£29.38) in each case.

Total Fees Payable:

of £ _____ payable to Devon Lettings Ltd in respect of _____

Proposed Start Date: _____

If I withdraw from the contract for any reason I understand that this deposit and fees will be kept by Devon Lettings Ltd, to cover the associated costs and loss of rent for the landlord. If any references prove unsatisfactory then only our reference and tenancy agreement fees will be lost to cover costs and if the tenancy does not proceed due to no fault on my part, the full amount will be refunded.

The payment of a holding deposit and fees in no way commits Devon Lettings Ltd, or the Landlord to a tenancy, which is subject to contract, satisfactory references and final approval by the Landlord at his/her sole discretion. Reference checking will only be carried out in the month prior to the proposed start date.

PTO

The 1st months rent will also be required in cash or cleared funds prior to the start of the tenancy. The holding deposit will be transferred to the tenancy deposit at the start of the tenancy and will be subject to statutory protection under one of the various approved schemes. Devon Lettings are registered with The Dispute Service in respect of Tenancy Deposits and as such we keep client money protection and abide by their rules and regulations.

If we are not managing a property we may not hold the deposit, however the landlord will also be required to hold the deposit within one of the approved schemes. We will provide you with information within 14 days of the start of the tenancy as to who will hold your deposit and how your deposit will be held. We will also provide you with information about how any disputes in respect of deposit monies will be dealt with at the end of the tenancy.

If there is more than 1 person interested in a property, which happens regularly, we will take deposits and brief details from each applicant and it will be the landlord's decision who he proceeds with, taking into account varying circumstances of the proposed tenants. We apologise if this does occur and you are unsuccessful in your application.

Devon Lettings Ltd will aim to start the tenancy on the proposed start date written above. If I fail to start the tenancy on the date I have provided I understand that some or all of my deposit will be kept by Devon Lettings Ltd to cover loss of rent and associated costs. The property will then be fully re-marketed unless otherwise arranged.

Signed: _____

Dated: _____