

Campions Terms And Conditions For Tenants

Initial Costs

To reserve a property & and remove it from all "To Let" listings, the following must be paid:

- A Service Charge of 35% of one month's rent plus VAT. The Service Charge is only refundable should the landlord not proceed. In the event that your application is declined due to unsatisfactory references, the Service Charge will not be refunded.
- Should a bank reference be necessary you will cover any associated costs.
- A Holding Fee of £300 per property (£150 per person in the case of sharers). This is used as security for the landlord and will only be refunded should the landlord not proceed for any reason other than unsatisfactory references. On commencement of your Tenancy, this fee will be used as part payment towards your dilapidations deposit.

Payment of Rent & Deposit

- Our Landlords require one month's rent in advance and a dilapidations deposit on or before the start of your Tenancy. These can be paid by Bank Transfer, Cash, Banker's Draft or Building Society Cheque. Personal cheques only acceptable if received at least FIVE working days before the start of the tenancy. Keys cannot be released until a cheque has cleared.
- The dilapidations deposit amount varies depending on the Landlord, but is generally equivalent to one month's rent plus £100. The dilapidations deposit is covered by an approved scheme. More information is available if required.
- Rent is paid monthly by standing order. If receipts are required, you will be asked to supply stamped addressed envelopes and to pay an administration charge of £25 plus VAT per six-month period.
- Rents are per calendar month, exclusive of Council Tax, services & utilities unless otherwise stated.
- In the case of sharers, one Tenant is nominated the Lead Tenant on the Tenancy Agreement and the dilapidations deposit will be returned to this person, less any agreed deductions, to distribute amongst the other parties.

Duration of Tenancy Agreements

- Our Assured Shorthold Tenancy Agreements and Company Tenancy Agreements are normally for a minimum fixed period and the terms and clauses are non-negotiable. A copy of the Tenancy Agreement will be provided on request. Should you have any queries regarding the Agreement, seek independent legal advice prior to signing.
- Should you have reason to leave before the period is up you will be liable for any outstanding rent and bills up to and until such time as a new Tenant can be installed. You will be charged the Landlord's out of pocket expenses associated with re-letting the property which will be deducted from your deposit.

Insurance

- Tenants must ensure that all belongings are insured under their own contents policy, which must include accidental damage to Landlords' contents (proof of policy will be required at commencement of Tenancy). We can supply a specialist tenant insurance brochure and quote on request.

Stamp Duty

- This may be payable on a Tenancy Agreement, if a premium is paid for the Tenancy Agreement, the tenancy is for more than seven years or the amount paid in rent is more than £60,000. As the calculations are complex, you are advised to contact your local Stamp office, Solicitor or Citizens Advice Bureau if you feel Stamp Duty may be due since it is your responsibility to ensure it is paid.

Bank References

- A charge of £50 is payable if a building society/bank reference for mortgage purposes is requested.

Right to Refuse

- Campions reserve the right to refuse any application without giving reason.

ALL PARTIES NAMED ON THE TENANCY AGREEMENT MUST SIGN ON OR PRIOR TO THE COMMENCEMENT DATE OF THE TENANCY.