

Terms and Conditions

Please only check the tick box if you have read and wish to be bound by the terms below.

By agreeing to these terms you are confirming that:

- I/ we have read and understand the terms of the Prospective Tenant information pack given to you upon viewing
- I/ we understand that the holding fee is non-refundable particularly in the following circumstances:
 - i) if I/ we change my/ our mind
 - ii) if my/ our references fail for any reason i.e.: poor credit, poor landlord reference or any discrepancies in the salary requirements
 - iii) Failure by me/ us to supply correct information on the application form which has resulted in PJC assuming my/ our references would pass based upon the information supplied.
- I/ we confirm that the information given in my/ our application is true, accurate and not misleading
- It is my/ our responsibility to check eligibility such as income to rent ratio, credit records etc before proceeding with any application.
- I/ we understand that the Agent will use the information provided to make decisions about the application also meaning if any information is found to be untrue that the application will be declined and fees not refunded.
- I/ we give consent to the information supplied being used by credit reference companies, existing or previous landlords, and other relevant organisations and the information can be used during any tenancy for the management of the property, including but not limited to contractors and debtors.
- I/ we understand that the offer is subject to contract, satisfactory references AND the Landlords consent.
- I/ we understand that we have declared all applicants over the age of 18 and understand they must be referenced and that no person 18 or over will reside at the property without being referenced and the agent informed.
- I/ we understand that if we do not progress the referencing links within 7 days of the fees being paid that the property will be remarketed and fees not refunded.
- I/ we understand that we are required to sign, pay the months rent in advance and bond and take up a tenancy within 1 month of the date of payment of the fees.
- Where I/we have selected the Nil Deposit option and the Landlord agrees, we understand that upon referencing I/we will be required to pay Let Alliance the Nil Deposit service charge equivalent to one weeks rent. I/ we understand that this is non-refundable at the end of the tenancy and allows the Agent/ Landlord an entitlement of

up to 6 weeks rent for any breach or dilapidations. I/we understand any amounts agreed will become payable to Let Alliance within 14 days of notification of the amount

- It is PJC policy that a property can only be taken if all applicants have viewed the property. You are therefore confirming that you accept the property in the condition on viewing and that no other person has viewed on your behalf.
- I/ we confirm that we hold no unspent criminal convictions or have declared them in writing to the agent prior to sending this application.
- I/ we understand that the application will not progress without valid photo ID and address verification ID
- I/ we understand that under the terms of the Tenancy Agreement it is mandatory to provide proof to the agent of my/ our tenant liability insurance for the landlords contents.
- I/ we understand that on or before the day of move in, a months rent must be paid in advance together with a bond. These payments must be in cleared funds before any keys are handed over.