# AGREEMENT dated the << >> Agent: <<Agent's name>> Landlord: <<Landlord's name Prospective <<name>> of <<ad</pre> Tenant(s): [<<name>> of <<ad</pre> **Property:** <<Address>> <<Address>> <<Address>> Rent: £<< >> per calend Security Deposit: £<< >><sup>1</sup> Holding Deposit: $\pounds << >>^2$ **Deadline for** $<< >>^3$ day of <<Agreement: 2.3 of this Agreeme Tenancy Agreement: The tena this Agreement on the Key Terms [Key Terms: the key terms of the Satisfactory Checks: such check behalf of the Landlord) to certify th 1. THE TENANCY AGREEMEN 1.1 The Property is to be let to Agreement, subject to contract 1.2 The Prospective Tenant(s) ad the Agent (acting on behalf of information which is accurate position and tenant history. 2. HOLDING DEPOSIT 2.1 The Prospective Tenant(s) [h Agreement to the Agent to re receipt of the Holding Deposit. <sup>1</sup>The sum of the Security Deposit must no rent if the rent is £50,000 or more. The <sup>2</sup>The sum of the Holding Deposit must nd annual figure divided by 52. <sup>3</sup> The Deadline for Agreement must be 1 this can be extended by agreement betw

ss>> ance nded in accordance with clause tered into between the parties to greement in the form annexed] Schedule annexed] equired by the Agent (acting on It occupiers of the Property. (s) on the terms of the Tenancy on which has been requested by asonable timeframe and produce e representation of their financial ding Deposit on the date of this the Agent hereby acknowledges e rent is less than £50,000 or six weeks

e rent is less than ±50,000 or six weeks he annual figure divided by 52. e weekly rent is worked out as the

receives the Holding Deposit. Although

or AST (England).

- 2.2 The Agent, (acting on behalf other than the Prospective Ter
- 2.2.1 The date this Agreement Landlord) or the Prospectiv
- 2.2.2 The Deadline for Agreem into).
- 2.3 The Deadline for Agreement Agent (acting on behalf of the
- 2.4 The Holding Deposit will eithe with clause 3 of this Agreeme this Agreement.

## 3. REPAYMENT OF HOLDING I

- 3.1 The Holding Deposit will be re days of the following:
- 3.1.1 The Deadline for Agreem (where the parties have ac
- 3.1.2 The date the Agent (act Tenant(s) that the Landlor even though the Prospecti (if before the Deadline for *i*
- 3.1.3 The date the Tenancy Agreement) unless the Pr either the Holding Deposit Deposit is to be credited in
- 3.2 The parties can agree in writin can either be credited in full Security Deposit.
- 3.3 If the Prospective Tenant(s) c in full against the Security Dep the Security Deposit in an ap with the provisions of the Hous

## 4. HOLDING DEPOSIT TO BE R

4.1 The whole sum or part of the following circumstances:



ot let the Property to any person

e Agent (acting on behalf of the

greement has not been entered

later date if agreed between the ective Tenant(s) in writing.

spective Tenant(s) in accordance int in accordance with clause 4 of

pective Tenant(s) within seven (7)

Agreement was not entered into

andlord) informs the Prospective eed with the Tenancy Agreement cooperated and acted reasonably

a into (before the Deadline for s/have] consented in writing that o the rent account or the Holding Deposit.

preement that the Holding Deposit nt or credited in full against the

he Holding Deposit being credited n behalf of the Landlord) will hold protection scheme in accordance

osit can be retained in any of the

or AST (England).

- 4.1.1 False or misleading infor which affects the Landlord Prospective Tenant(s); or
- 4.1.2 The Prospective Tenant(s Landlord and/or Agent hav
- 4.1.3 The Prospective Tenant(s) Act 2004); or
- 4.1.4 The Prospective Tenant Agreement prior to the De have acted reasonably.
- 4.2 If the Agent (acting on behal Deposit as permitted by this cl explain why the Holding Depo either the Landlord's or the Pi Agreement or within seven (7)

### 5. JURISDICTION

This Agreement shall be gover

#### 6. TERMINATION

- 6.1 If either the Agent (acting on b terminate this Agreement before and upon receipt of the noti rescinded, and the Holding D with the terms of this Agreeme
- 6.2 Any of the Prospective Tenan as being an effective termina Tenant(s).

#### 7. OTHER

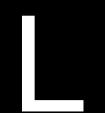
- 7.1 This Agreement does not cons party is under an obligation to
- 7.2 Any obligation on the Agent authority and instruction of the
- 7.3 The Agent is a member of a will be kept in a separate cl money policy.

SIGNED by <<Name of Agent>>











iny of the Prospective Tenant(s) nably) in letting the Property to the

Tenancy Agreement (where the

cks (as defined by the Immigration

to proceed with the Tenancy hough the Landlord and/or Agent

whole or any part of the Holding ite to the Prospective Tenant(s) to or in part) within seven (7) days of sion not to enter into the Tenancy Agreement.

d.

the Prospective Tenant(s) wish to ement they must do so in writing other, this Agreement shall be funded or retained in accordance

greement and this will be treated on behalf of all the Prospective

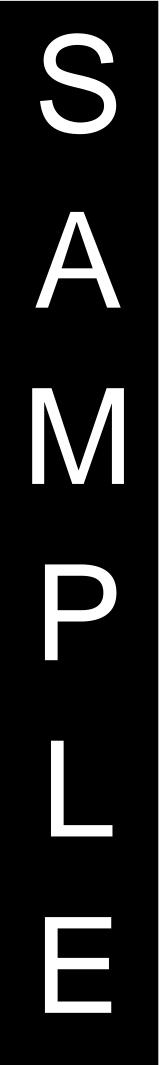
ent in respect of the Property. No greement.

ers to the Agent acting with the

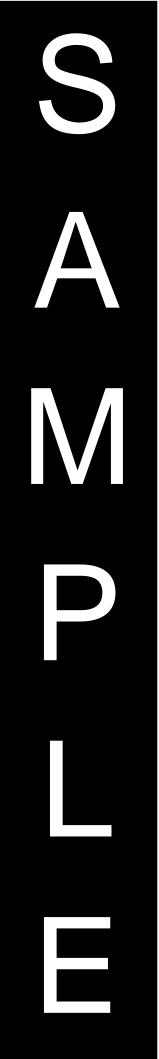
Scheme and the Holding Deposit cordance with the Agent's client

Agent

SIGNED by <<Name of Tenant(s)>> Tenant(s)



[ANNEXURE – TENANCY AGRE



## [SCHEDULE – KEY TERMS

- 1. Details of the premises: <<
- Name and address of the details>>
- 3. Name(s) and address(es)
- 4. Name and address of guar
- 5. Tenancy term and propose
- 6. Will the tenancy agreemena) Who can exercise it? La
  - b) When can the break be
  - c) What notice period is re

## 7. Rent payable:

- a) Amount: <<£ amount>>
- b) Frequency: weekly in a
- c) How is it to be paid? cas
- 8. Rent deposit required? Ye
- 9. <<Other>>: << >>]



ship is joint include both sets of

t(s): << >> >>

Yes If yes:

he first 6 months of the term>>