



HOLDING DEPOSIT FORM

Welden & Edwards
53 Bampton Street
Tiverton
Devon
EX16 6AL

lettings@weldenedwards.co.uk

RENT AMOUNT: £

DEPOSIT AMOUNT: £

HOLDING DEPOSIT AMOUNT: £

NAME OF APPLICANT(S)

.....
.....

Contact Details for Applicant(s)

.....
.....

Address of Rental Property

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Name of Person paying the holding deposit and therefore who the deposit is to be returned to at the end of the tenancy (referred to as the Payee). Eg: 50% to each applicant, 100% to one applicant. Please include name, address, email and telephone number if the deposit is not paid by the applicant(s).

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HOLDING DEPOSIT PAYMENT - Terms and conditions

The sum of £ _____ has been paid by the Applicant(s) in relation to the Rental Property stated above. It is agreed between the Applicant(s) and Agent that the Holding Deposit can be held for a maximum of **90 calendar days** or until the commencement of the assured shorthold tenancy, which ever happens first. Where an assured shorthold tenancy has been agreed, the Applicant(s) and Payee (if applicable) agree that the Holding Deposit can be used for part payment of the first month's rent required under the assured shorthold tenancy.

The Agent can deduct and retain from the Holding Deposit for any of the following reasons in the event that an assured shorthold tenancy cannot be proceed:

1. If the Applicant(s) has provided false or misleading information, which is sufficient enough to prevent them from being granted an assured shorthold tenancy.
2. If the Applicant(s) are unable to take up occupation of the property under an assured shorthold tenancy because of their immigration status under Section 21 of The Immigration Act 2014 (persons disqualified)
3. If the Applicant notifies the Agent before the end of 90 days from the signing of this Holding Deposit Form or before the commencement of the assured shorthold tenancy, whichever comes first, that they no longer wish to proceed with the tenancy.
4. If the Applicant fails to provide any of the documents or evidence listed in the section below titled 'Required Documents/Evidence' within the agreed timeline set out in that section.

REQUIRED DOCUMENTS/EVIDENCE

Within **2 calendar days** of the signing and dating of this Holding Deposit Form, the Applicant(s) agrees to provide the following to the Agent:

- (1) Passports/Driving Licence - if a driving licence is provided, a birth certificate must accompany.
- (2) Bank Statements (last 3 months)
- (3) Fully and accurately completed signed Application Form

The Applicant(s) also confirm that they have received the following documentation in relation to the Property:

1. Government How to Rent Guide
2. Specimen Tenancy Agreement

The Applicant(s) confirm that the information provided within this form is correct to the best of their knowledge and that they fully understand and agree to the Holding Deposit Payment – Terms and Conditions as set out.

Signature(s):

Dated:

The Payee confirms that the information provided within this form is correct to the best of their knowledge and that they fully understand and agree to the Holding Deposit Payment – Terms and Conditions as set out.

Signature(s).....

Dated:

The Agent confirm that the information provided within this form is correct to the best of their knowledge and that they fully understand and agree to the Holding Deposit Payment – Terms and Conditions as set out.

Signature(s):

Dated: