

Property:

**Holding Deposit**

Thank you for applying to rent a property from one of our landlords. Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. This document explains what happens to that holding deposit and the circumstances in which the deposit will/ will not be refunded. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing this or indeed any other document which we might put before you.

Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, or such longer period as might be agreed. In the present case, it has been agreed that the relevant period will be extended to 45 days (or longer by mutual agreement) from when we receive your holding deposit.

If at any time during this agreed period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your landlord.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful, under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

**Consent**

By signing this form you agree to our referencing agency (Goodlord) contacting you and your referees. You also agree to accept the service of any future documents and notices by email, post or hand delivery.

**Privacy notice**

For the purposes of The General Data Protection Regulation (GDPR), the data controller is Johnsons Property Consultants of 18 Vine Street, Evesham, WR11 4RL. We use the personal details that you submit to provide you with our services. You may give us personal details about you by filling in our forms or by corresponding with us by phone, email or otherwise. Read our full privacy policy at <https://www.johnsons-property.com/pages/privacy-policy>

**Marketing**

We would like to use your personal details to tell you about other goods and services that we offer that are similar to those that you have already asked us to provide or have enquired about; and to provide you, or permit selected third-parties to provide you, with information about goods or services we feel may interest you. Those third parties include our referencing and utility management partners, Goodlord and Tenant Shop and their partner suppliers.

**Reposit (Deposit Replacement)**

Should you opt to use our deposit replacement scheme (Reposit), you confirm by signing this form that you have received the Reposit tenants information brochure and understand that Johnsons Property Consultants will be paid commission totalling 20% of the premium payable.

**Applicant 1**    Name:

Signed:

**Applicant 2**    Name:

Signed:

**Applicant 3**    Name:

Signed:

**Date:**



# Taking the stress out of moving

In preparation for your move, we will arrange for Tenant Shop's accredited concierge team to call you to discuss the setup of your household services. Tenant Shop helps you:

- **Set up your broadband, TV and phone** from a range of leading suppliers to ensure you have arranged the best package for you ahead of your move-in. Tenant Shop potentially offer up to 50% off the standard pricing\*
- **Ensure you have the correct cover in place** to protect your liabilities as a tenant against any accidental damage to your home
- **Set up your gas and electricity account** to help you choose the best available tariff and payment option from a choice of suppliers
- **Make savings on other products** such as removal firms

To help you set up your household services, Tenant Shop will call you.

Opt In

☐

Opt Out

☐

\*Offers subject to availability

## Property notifications

To help with the move-in process we have teamed up with Tenant Shop to streamline the registration process for your new property by notifying the local council, water and energy suppliers of your move. We will use software supplied by Tenant Shop to notify all the necessary organisations that you have arrived and provide your contact information, moving in date and meter readings, where applicable.

Tenant Shop will call you to clarify the current suppliers to your new property.

The reverse will happen when you move out.



## Data protection

Tenant Shop Limited, registered office Inchora House, Building X92, Cody Technology Park, Farnborough, Hampshire, GU14 0LX is fully compliant with the data protection act 2018 and is registered with the Information Commissioners Office registration number Z305733X. Tenant Shop Limited will only use your information for the purposes set out above. Tenant Shop is a trading style of Tenant Shop Limited which is an appointed representative of Albany Park Limited, which is authorised and regulated by the Financial Conduct Authority. Financial Services Register number for Albany Park Limited is 304130 and 741081 for Tenant Shop Limited trading as Tenant Shop. This is regarding insurance products only. You can alter your options, exercise the right of restricted processing or opt out at any time by emailing [customerservices@mytenantshop.co.uk](mailto:customerservices@mytenantshop.co.uk)