

# RIVERHOMES

## RENTING A RIVERHOME (AST ONLY)

Once you have decided on your perfect RiverHome, RiverHomes will require the following. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing any document which we might put before you:

### **Holding Deposit:**

RiverHomes requires a holding deposit equivalent to one week's rent for the property you are interested in, to be paid in cleared funds to secure a property off the market immediately. RiverHomes will cease marketing and cease showing any prospective tenants as soon as one week's holding deposit is paid. 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.

If at any time, you decide not to proceed with the Tenancy, then your holding deposit will be retained by us. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by us, or 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 your holding deposit will not be returned, it will be retained by us.

However, if the Landlord decides not to offer you a Tenancy for reasons unconnected with the above then your holding deposit will be refunded within 7 days.

Should you be offered and you accept a Tenancy with our Landlord, then your holding deposit will be credited to the first month's 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 7 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.

# RIVERHOMES

## **Security Deposit:**

RiverHomes requires a 5 weeks' Security Deposit, for rent under £50,000 per year or a 6 weeks' deposit for rent over £50,000 per year, paid in cleared funds before the commencement of Tenancy. This will be held by the Deposit Protection Service (DPS) until after the termination of the Tenancy. This will only be released to the Tenant, without interest, once a check out has taken place and both parties agree. If there is a dispute which has not been resolved within 30 days of the termination of the Tenancy, the amount in dispute will be transferred to an Alternative Dispute Resolution Service (ADR) in accordance with the DPS.

## **Rent:**

RiverHomes requires the first month's rental in advance in cleared funds; this is due before the commencement of the Tenancy. Rental will be collected on the 1st of each month by standing order mandate. If the commencement date falls later than the 15th of a month we require rental for the remainder of that month and the following month in advance. Please note that the holding deposit will be included within the first month's rent.

## **References required:**

RiverHomes requires all Tenants over the age of 18 who will be residing in a property to complete in full an application to rent form and provide a copy of their passport together with a recent utility bill. We will then obtain full references for a three-year history on each individual. The references RiverHomes requires are bank, employers or accountant if self-employed, previous landlord or a mortgage statement is required if a homeowner and a credit check to ensure that there is no adverse credit history in place for any prospective Tenant.

## **General:**

RiverHomes requires all monies to be paid in cleared funds by bank transfer before the commencement of the Tenancy.

# RIVERHOMES

## RENTING A RIVERHOME (NON-AST)

Once you have decided on your perfect RiverHome, RiverHomes will require the following. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing any document which we might put before you:

### **Holding Deposit:**

RiverHomes requires one week's Holding Deposit paid in cleared funds to secure a property off the market immediately. RiverHomes will cease marketing and cease showing any prospective Tenants as soon as one week's Holding Deposit is paid. If the Prospective Tenants references prove to be unsatisfactory or they decide not to sign a Tenancy Agreement, the Holding Deposit is NON refundable in ALL cases. This in no way commits the Landlord to accepting the Prospective Tenant(s), in the event of the Landlord withdrawing the holding deposit is refundable (minus any costs).

### **Security Deposit:**

RiverHomes requires a six weeks' Security Deposit in cleared funds before the commencement of the Tenancy. This will be held by the Deposit Protection Service (DPS) until after the termination of the Tenancy. This will only be released to the Tenant, without interest, once a check out has taken place and both parties agree. If there is a dispute which has not been resolved within 30 days of the termination of the Tenancy the amount in dispute will be transferred to an Alternative Dispute Resolution Service (ADR) in accordance with the DPS.

### **Rent:**

RiverHomes requires the first month's rental in advance in cleared funds; this is due before the commencement of the Tenancy. Rental will be collected on the 1st of each month by standing order mandate. If the commencement date falls later than the 15th of a month we require rental for the remainder of that month and the following month in advance. Please note that the Holding Deposit will be included within the first month's rent.

### **Contract set-up fee:**

RiverHomes charges £600 (inc. VAT) to cover contact negotiations, arranging the Tenancy Agreement and for the collating of references.

### **Check in fee:**

RiverHomes charges about £150 inc. VAT (this cost may vary depending on the size of the property) for the check in at the commencement of the Tenancy. Please note that the Landlord will pay for the inventory compilation and check out fee at the termination of the Tenancy.

# RIVERHOMES

**References required:**

RiverHomes requires all tenants over the age of 18 who will be residing in a property to complete in full an application to rent form and provide a copy of their passport together with a recent utility bill. We will then obtain full references for a three-year history on each individual. The references RiverHomes requires are: bank, employers or accountant if self employed, previous landlord, or a mortgage statement is required if a home owner, and a credit check to ensure that there is no adverse credit history in place for any prospective tenant. If the let is in a company name, then the MD of the company will be required to complete and sign a company application form. The references required for a company let are: bank, trade, previous landlord that the company has rented from and an accountant reference.

**General:**

RiverHomes requires all monies to be paid in cleared funds by bank transfer before the commencement of the tenancy.