

# INDIVIDUAL TENANTS TERMS AND CONDITIONS



**CLOUD9 ASPIRATIONAL PROPERTY MANAGEMENT LETTINGS – TENANTS TERMS AND CONDITIONS. (PLEASE READ CAREFULLY)**

- In order to secure a property to rent, an administration charge of 40% of the monthly rent will be required before we can apply for necessary references through Rent4sure. If you decide not to proceed with renting the property OR if the references aren't acceptable these monies will not be refunded.
- In order for Cloud9 Aspirational Property Management to proceed with references we will require a form of photo identification i.e. passport or driving licence, and proof of occupancy at your current address (a bill or statement no older than three months).
- If a Guarantor is needed there is an additional charge of £100.00 per person/persons requiring one. Full financial references will then be required for the Guarantor and also guaranteeing the rent by signing the tenancy agreement. We will also require identification for the Guarantor.
- All properties are to be let for a period of six/twelve months unless otherwise stated, should the tenancy be renewed for a fixed period there will be a renewal fee of £90.00 per household.
- A deposit bond of rent PLUS £100.00 is payable 3 days before you move in as clear funds. This amount is to be retained until the end of the Tenancy term, the deposit will be registered with the Deposit Protection Scheme and is refundable subject to the Terms laid out in the Tenancy Agreement. No interest is payable to the tenant.
- The first months rent and the deposit must be paid by BACS transfer upon the signing of the Tenancy Agreement. We advise you make the transfer 3/4 working days before your move in, to ensure funds are cleared in our account. NATWEST BANK, account name Cloud9 Aspirational Property Management, Sort Code 60-17-12, account number 86900498
- Rent is payable monthly in advance by Standing Order ONLY, on all properties managed by Cloud9 Aspirational Property Management. The rent excludes payment of all utility bills i.e. water/sewage rates, gas, electricity, council tax, telephone costs and television licence and any charges associated with the usage of Cable or Satellite Television, unless otherwise stated. **Failure to cancel your Standing Order Mandate after the last months rent has been paid will result in an administration charge of £20.00.**
- If there are JOINT tenancies example husband and wife, group of sharers, ALL notices and Tenancy Agreements must be addressed from all persons.
- This application will be accepted subject to the approval of Cloud9 Aspirational Property Management, Rent4sure (the referencing company) and the Landlord.
- No pets and smoking are permitted in the property unless specifically agreed by the landlord and written into the Tenancy Agreement. An additional £100.00 deposit is to be held in respect of pets.
- Company Lets are subject to an administration charge of 40% of the months' rent
- Would you like a quote for contents insurance YES/NO

I/ We have read, understood and accept the Terms and Conditions as stated above.

TENANT NAME.....SIGNED.....DATE.....

GUARANTOR NAME.....SIGNED.....DATE.....