



Tenancy Guide

For the letting of

285, Corfield Street, Bethnal Green, E2 0DU

Tenancy

You have been provided with a copy of the proposed Tenancy Agreement. You should read this carefully to ensure that you agree with the content before signing it. If you are unsure about the meaning of any clause, you should take independent legal advice.

The draft tenancy agreement that you will receive is a fair representation of the final agreement, however, it may be subject to changes and, in some instances, be replaced with an alternate of the Landlord's choosing.

Reference

Prior to the tenancy being offered, credit, employer, previous landlord and bank references may be obtained in respect of all tenants by professional referencing agencies acting on our behalf. Any offer of a Tenancy is strictly subject to satisfactory references being passed.

Guarantors

If your application requires a guarantor, they will need to be UK based, provide ID, sign a Guarantor Agreement, meet referencing requirements including but not limited to earnings of three times the annual rent and sign the tenancy agreement. A guarantor is legally responsible for all the rent and tenancy terms – should a tenant, unrelated to the tenant being guaranteed, not pay their share of the rent, the guarantor may also be held liable for arrears.

Proof of Identity

You must satisfy a Right to Rent check, as this is required by law. You will be required to provide photo ID (valid passport and visa) within the Goodlord platform and in person to a Keatons branch or provide certified copies. Additional documents may be requested. We also require proof of address, such as a utility or council tax bill in your name at your current address. From companies, we require proof of identity of the director or authorised signatory, as well as proof of directorship or proof of authority to sign.

Initial Payment

If you are interested in renting one of our properties, you will be expected to pay a holding deposit of a week's rent capped to a maximum of £400. This can only be paid using a UK debit card. Once this amount has been paid, we will stop advertising the Property.

In the event of the parties proceeding with the tenancy, we will refund the holding deposit to you. This will usually be by way of making an equivalent deduction from the move in monies required from you before check in. Unless informed otherwise, it will be taken against the Rent payable.

If the Landlord decides not to rent the Property or an agreement is not reached before the Deadline for Agreement (provided you are not at fault), we will refund the holding deposit to you in full.

We expect the tenancy agreement to be in place 15 days after your holding deposit has been received, however, there are instances where this can be delayed. This could include, but not be limited to; a delay in receiving completed references, compliance documents, landlords approval of your references or additional requirements needed in order for you to pass referencing. In any instance requiring the deadline for agreement to be extended beyond 15 days, by signing this document you give permission for Keatons to retain your holding deposit until the tenancy start date and agree to extend the deadline for agreement to this date. Upon commencement of the tenancy your holding deposit will be credited as rent.

If you provide false or misleading information which reasonably affects the Landlord's decision to let the Property to you, or if you fail a right to rent check, or if you withdraw from the proposed agreement, or if you fail to take all reasonable steps to enter an agreement when the Landlord has done so, we will retain your holding deposit. In the event that we intend to retain your holding deposit, we will set out in writing the reason for this within 7 days of either deciding not to enter the tenancy agreement or the Deadline for Agreement.

Payments and Procedures

We only accept debit card payments for the holding deposit and bank transfers for the move in monies.

If Keatons collect the rent on behalf of the Landlord, tenant rental payments will be paid by Direct Debit from one account only.

All tenants and guarantors are required to sign the tenancy agreement and pay the balance due before the keys will be released.

Cash, cheques and credit card payments are not accepted.

If part or all of your balance is being paid by anyone on your behalf, who is not a tenant, you will be required to provide us with their full name and contact details as these will need to be added to the tenancy agreement.

Tenancy Agreement Information

You have been provided with a draft copy of the Tenancy Agreement. It is our policy to execute the Tenancy Agreement and any Renewal Memorandum Agreement by dating the document as soon as it is signed by all parties. This may be prior to the actual tenancy start date. Once executed by us, both parties are legally bound to the Tenancy. When you sign this Tenancy Guide you are confirming your authority for us to execute and bind the Tenancy Agreement and any Renewal Agreement in this manner without further reference to you.

Rent and Deposit

Holding Deposit: £400

Property address: 285, Corfield Street, Bethnal Green, E2 0DU

Tenants Names: Mr Daniel Max White and Ms Diana Stanimirova Teneva

Rent offered: £1,950.00 per month

Traditional Deposit: £2250.00

Tenancy Terms

Proposed start date: 5th of October 2022

Term: 12 Months

Subject to Contract

Payment and acceptance of the Holding Deposit does not legally bind either the Landlord or the Tenant to the Tenancy prior to the signing of the Tenancy Agreement by all parties.

Keatons Shoreditch is partnered with Goodlord, a paperless company, and as such we provide all contracts, notices, and other documents via email.

By signing this document you agree to Keatons Shoreditch using the email address you provided at registration for any future correspondence and serving of documents.

I CONFIRM THAT I HAVE READ AND AGREE TO THE TERMS HEREIN

Signed by the Tenant(s):

Signature of Tenant

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Signature of Tenant

.....

Audit Trail

Document ID: TG632AD2E42D4CF68485631663750884
Status: Created

Note: All times are in UTC/GMT

**September 21,
2022**

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11:51:07	Document viewed by Mr Daniel Max White 3938aff5cea115e9daa3 ip: 62.254.10.77