

RENTAL HOLDING DEPOSIT



Date:

Proposed Tenant/s Name:

Proposed Tenant/s Address

Address of Property to be reserved 'The Property'

Holding Deposit Received (equivalent to 1 week's rent)
(Rent x 12/365 x 7)

£

Proposed Rent

£

*Last date for signing Tenancy Agreement
OR

/ /

*Agreed proposed move in date:

*Delete as appropriate

Special Conditions (i.e Landlord promises)

Mark Rice Estate Agents Limited
19 Northgate
Sleaford, Lincolnshire NG34 7BH
Tel: 01529 414488 Fax 01529 414546
e-mail: lettings@markrice.co.uk
www.markrice.co.uk



Registered Office: 19 Northgate, Sleaford, Lincolnshire, NG34 7BH.
Registered in England & Wales No. 6302493
Directors: Mar. W.J. Rice CertREA P.A. Rice



It is agreed as follows:

1. The Agent/Proposed Landlord acknowledges receipt of the Initial Holding Deposit to reserve the Property.
2. The Agent/Proposed Landlord shall not let the Property to any other person other than the Proposed Tenant/s until this reservation is cancelled by either party or until the last date for the signing of the tenancy agreement (whichever is the earlier)
3. If a Tenancy Agreement is entered into in respect of the Property at the proposed rent between the parties, the Initial Holding Deposit shall be credited against the first month's rent payable in advance.
4. If the Tenancy Agreement in respect of the Property is not signed by the last date for signing the Tenancy Agreement or Proposed Move in Date (or any later date which shall be mutually agreed in writing between the parties) or if the reservation has been cancelled by either party the Initial Holding Deposit shall only be repaid as provided below and not otherwise.
5. This agreement is not intended to create a tenancy in respect of the Property. It does not oblige any party to enter into a Tenancy Agreement. Either party may cancel the reservation. The pre-contract deposit is therefore not a tenancy deposit which is subject to protection under the Tenancy Deposit Protection Scheme in accordance with the provisions of the Housing Act 2004.

The initial holding deposit refundable in full in the event of the following:

1. If the reservation is not accepted by the Proposed Landlord (where this agreement is entered into by the Agent) before references have been obtained OR the Proposed Landlord withdraws the Property and cancels the reservation.
2. If the Proposed Tenant/s references are satisfactory and the Proposed Landlord cancels the reservation.
3. If the tenancy is not entered into by the last date for signing Tenancy Agreement OR proposed move in date due to the actions of the Proposed Landlord or Agent, unless an alternative date is mutually agreed.
4. The Landlord withdraws the special conditions which prohibits the Proposed Tenant from continuing with the applicant

The initial holding deposit is not refundable in the event of the following:

Mark Rice Estate Agents Limited
19 Northgate
Sleaford, Lincolnshire NG34 7BH
Tel: 01529 414488 Fax 01529 414546
e-mail: lettings@markrice.co.uk
www.markrice.co.uk



Registered Office: 19 Northgate, Sleaford, Lincolnshire, NG34 7BH.
Registered in England & Wales No. 6302493
Directors: Mar. W.J. Rice CertREA P.A. Rice



1. If the Proposed Tenant/s (either individually or jointly) knowingly provides false or misleading information for the reference check. This can include false information regarding income, credit history, employment.
2. If the Proposed Tenant/s fail to provide necessary information requested for the references and right to rent checks in a reasonable timescale
3. If, the Proposed Tenant/s withdraws their application OR fails to take reasonable steps to meet the last date for signing Tenancy Agreement or proposed move in date.
4. If the Proposed Tenant/s fail their Right to Rent Checks or does not provide correct documentation.
5. If the Proposed Tenant makes additional requests (such as permission to keep a pets, wanting a permitted occupier, wanting the Landlord to provide items not already offered as part of the tenancy, specialist cleaning, different rent due days etc which are then refused by the Landlord. **THESE MUST BE ASKED BEFORE YOU MAKE THIS APPLICATION**
6. The proposed Tenant/s fails the referencing checks due to an unsatisfactory Landlord reference from their current Landlord/Agent and you have not declared that there has been issues in your previous tenancy

The Agent/Proposed Landlord will notify the Proposed Tenant/s in writing within 7 days of deciding not to let the property to them or within 7 days after the last date to sign the Tenancy Agreement or proposed move in date to notify them of the reasons why the holding deposit is being retained.

IMPORTANT - PLEASE READ CAREFULLY

I/we understand that we must provide accurate information relating to our income/employment.

I/we understand that we must provide to accurate information regarding my/our credit worthiness and inform the agent of any adverse credit that may affect my/our suitability as a tenant. I/we understand that it is our responsibility to ascertain prior to applying for the property if there is anything in my/our credit history that may affect the outcome of the reference. **PLEASE TICK IF YOU HAVE ANY CCJ'S**

Mark Rice Estate Agents Limited
19 Northgate
Sleaford, Lincolnshire NG34 7BH
Tel: 01529 414488 Fax 01529 414546
e-mail: lettings@markrice.co.uk
www.markrice.co.uk



Registered Office: 19 Northgate, Sleaford, Lincolnshire, NG34 7BH.
Registered in England & Wales No. 6302493
Directors: Mar. W.J. Rice CertREA P.A. Rice



I/we understand that I/we must supply evidence of my/our Right to Rent in the UK and must do this in a timely manner. I/we understand that if we fail Right to Rent checks or do not provide the necessary documentation, the Holding deposit will be retained by the Agent/Proposed Landlord.

I/we understand that we must declare if we have had issues of non-payment of rent/rent arrears or any other issues with your current landlord/agent that may affect your reference. **PLEASE TICK IF YOU HAVE AND INFORM MARK RICE OF THESE ISSUES**

I/we understand that if it is necessary to provide further information to support the referencing checks , I/we must provide the information in a timely manner and must make every effort to respond to the Agents/Referencing Agents requests.

Signed Proposed Tenant/s

Signed Mark Rice E/A....

Mark Rice Estate Agents Limited
19 Northgate
Sleaford, Lincolnshire NG34 7BH
Tel: 01529 414488 Fax 01529 414546
e-mail: [lettings@ markrice.co.uk](mailto:lettings@markrice.co.uk)
www.markrice.co.uk



Registered Office: 19 Northgate, Sleaford, Lincolnshire, NG34 7BH.
Registered in England & Wales No. 6302493
Directors: Mar. W.J. Rice CertREA P.A. Rice