

PHILIP WOOLLER

Tenants Charges and Information Sheet

We are delighted that you have decided to rent through Philip Wooller. To help make the process run as smoothly as possible we have created this short tenancy information sheet for your reference.

Summary of tenant charges/Costs

New Tenancies

Tenancy agreement £0.00 per property inc VAT

References

Individual £0.00 per applicant inc VAT

Guarantor £0.00 per applicant inc VAT

Variation of Tenancies

Any variation of agreement £0.00 per document inc VAT

Deposit

Equivalent to 5 weeks rent.

Inventory

Carried out and paid for by the Landlord at the start and end of the tenancy.

Tenancy information

On acceptance of an offer to rent an Intent Deposit equivalent to one week's rent becomes payable by bank transfer. This deposit will be deducted from the total amount due prior to the start of the tenancy. This deposit is refundable should references come back declined; if you wish not to proceed with the tenancy; or if the landlord does not wish to proceed with the tenancy.

We use a third party referencing agency, RentShield Direct, who will be in contact with you directly via email to apply for your references (bank, employment previous/existing Landlord).

Philip Wooller will be the deposit holder subject to the monies being held in a 'Client Account' and also registered with the Tenancy Deposit Scheme. The TDS are an independent insurance backed scheme who will arbitrate and resolve any issues that may arise in connection with your deposit.

A full inventory/condition schedule will be completed prior to and at the end of your tenancy at the landlord's cost. This will be forwarded to you upon receipt. Please advise us in writing within seven days if you're not in agreement with the inventory. If at the end of the tenancy the property is not in the same condition or items are moved deposit monies could be withheld.

The landlord will arrange for the property to be professionally cleaned (inc. windows & carpets) prior to the commencement of the tenancy.

As tenant(s) it will be your responsibility at the end of the tenancy to return the property to the same standard of cleanliness it was in at the start of the tenancy.

Each month's rent is required to be paid in advance. It is the tenants responsibility to set up a standing order with their bank to

ensure that payment is received on the correct date. A copy of the bank mandate needs to be provided to us prior to the move in date.

Monies are due in cleared funds prior to the commencement of the tenancy. It is the Tenants responsibility to ensure funds are clear. Keys will not be released unless this is the case.

Due to money laundering regulations each tenant will need to provide a copy of either their passport or driving licence and confirmation of current address for us to keep on file.

General rental information

Tenants are responsible for the payment of council tax, electricity, gas, and water rates. It is the responsibility of the tenant(s) to ensure that utilities have been transferred into their name(s) at the start of the tenancy. The meter readings will be included with the inventory report but we recommend you record this themselves. The tenant(s) are responsible for the TV licence and telephone/broadband line(s).

A copy of the EPC for the property can be found on the property particulars and also our website.

Further information on council tax is available on the London Borough of Hammersmith & Fulham website www.lbhf.gov.uk or Ealing Council website www.ealing.gov.uk.

Tenants are responsible for insuring their own belongings. The landlord is responsible for the insurance of the building and his/her own contents. Under FSA regulation a tenant cannot claim reimbursement for any of their damaged contents under a landlords insurance policy and vice versa as this is deemed fraudulent.

Pets are not permitted under the terms of the tenancy agreement unless Landlord's consent is obtained.

Disclosures of your Personal Data

We will share your information with Tenants Vetting Company, Tenants Deposit Scheme and your Landlord. A copy of our privacy document is available via our website or on request.

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