

### **Holding Deposit Terms & Conditions**

1. The Tenancy Agreement must be signed within 14 days of the period beginning with the day on which We received payment of the Holding Deposit. The Deadline for the Tenancy Agreement to be signed is fourteenth day on which We have received payment of the Holding Deposit.

The Holding Deposit is fully refundable if:

2. We decide before the Deadline for the Tenancy Agreement not to enter into a Tenancy Agreement. The Holding Deposit will be repaid in the first instance by bank transfer, failing this by cheque posted to your current address within 7 days beginning with the date on which We decided not to enter into the Tenancy Agreement.
3. We and the Applicant(s) (You/Your) fail to enter into the Tenancy Agreement before the Deadline for the Tenancy Agreement. The Holding Deposit will be repaid in the first instance by bank transfer, failing this by cheque posted to your current address within 7 days beginning with the date on of the Deadline for the Tenancy Agreement.

The Holding Deposit is non-refundable if:

4. We are prohibited by section 22 of the Immigration Act 2014 (persons disqualified by immigration status) from granting a tenancy of the housing to the tenant.
5. We have not been informed by the Applicant(s) (You/Your) that You do not have the Right to Rent in England under Your current immigration status, or provide Us with false information prior to the Holding Deposit payment.
6. We have been provided by the Applicant(s) (You/Your) false or misleading information about Your circumstances.
7. If the Applicant(s) (You/Your) notifies Us before the Deadline for the Tenancy Agreement that You have decided not to enter into the Tenancy Agreement.
8. If We take all reasonable steps to enter into a Tenancy Agreement before the Deadline for the Tenancy Agreement, but the Applicant(s) (You/Your) fails to take all reasonable steps to enter into a Tenancy Agreement before the Deadline for the Tenancy Agreement.