

Fair Lets (St Petrock's Exeter Ltd) Terms and Conditions

Tenants

There are no Reference Fees for tenants. After receiving your [Holding Deposit](#) we will conduct your referencing and draw up your Tenancy Agreement. Our fees are not subject to VAT.

If the landlord withdraws the property from the market for any reason or decides not to proceed with your tenancy then the Holding Deposit will be refunded to you. If you withdraw from the tenancy or do not pass referencing then we retain the Holding Deposit.

Unless the local authority has already conducted verification checks, all tenants over the age of 18 are subject to referencing through [HomeLet](#) or another referencing agency. This reference verifies your identity, conducts a credit check and obtains relevant references from previous landlords. References are obtained on a strictly confidential basis and tenants shall not be entitled to any disclosure. We require photographic identification for all applicants as we are required to conduct [Right To Rent checks \(Immigration Act 2014\)](#).

The first month's rent (less the Holding Deposit) and the Tenancy Deposit are due in cleared funds prior to moving in. The Tenancy Deposit equates to one month's rent.

Unless stated to the contrary, all properties are let on an Assured Shorthold Tenancy for a minimum period of 6 months.

We conduct a comprehensive check-in procedure for all new tenancies which includes a walk-through to assess the condition and state of the property, instructions on using appliances, taking meter readings and a guide to all relevant features of the property.

Tenants are responsible for payment of the Utilities and the Council Tax unless otherwise stated.

All arrangements and representations made are subject to a formal written Tenancy Agreement being signed by both Landlord and Tenant.

If you have any further questions about becoming a tenant under our management please [contact](#) us.

Tenant Fees

Fair Lets **do not** charge fees for the following:

- Tenancy set up
- Additional tenant
- Guarantor
- Permitted Occupier
- Check in
- Ending your tenancy
- Future landlord reference

Fair Lets additional charges include:

- Replacement Keys - £5.00 per key