

TERMS AND CONDITIONS



**OPTIONS
PROPERTY MANAGEMENT**

www.optionspm.co.uk

TENANCY TERMS AND CONDITIONS

1. All tenancies are for a minimum of 6 months and form an assured shorthold tenancy unless otherwise agreed.
2. The Rent quoted is exclusive of all Services and Council Tax unless specifically stated.
3. Our tenant referencing is normally carried out by Vouch Online Limited (www.Vouch.co.uk). The link to complete this process will be sent to you by email upon receipt of the holding deposit.
4. All tenancy applications are subject to an initial holding deposit of no more than one weeks rent. The terms of the holding deposit is set out in the "TENANT FEES SCHEDULE".
5. A Deposit equal to no more than five weeks rent is payable to Options Property Management unless otherwise stated prior to occupation.
6. Rents are payable on a per calendar month basis payable by Standing Order or Bank Transfer.
7. It is a condition of your tenancy that you have an insurance policy in place that protects you for accidental damage to your landlords contents for a minimum of £2,500 pounds, this could be in conjunction with a policy covering your own contents or a separate entity.
8. All services and the local authority will be notified with your details and the relevant meter readings.
9. Pets are unacceptable unless they are specifically agreed with your prospective landlord prior to taking up tenancy, we would always advise to check with us before viewing a property to avoid disappointment should a prospective landlord not accept your pet.

ALL client monies processed by us are held in designated protected client accounts. If our business were to go into liquidation the money in the client account could not be used to settle any outstanding debts we may have. We also have client money protection insurance.

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