

Booking Terms and Conditions

Reference Checks

Our Reference Checks are administered by Veri Check. We allow 3 working days for the referencing to be passed after which time the studio may be offered to other applicants.

Referencing criteria includes a requirement for your income / joint income to be a minimum of 2.5 x the annual rent. You should also not have any unsatisfied CCJ's.

Fresh will carry out 'Right to Rent' checks with everyone aged 18 or above who will be living in the studio. As a prospective resident, you must provide documentation to prove your eligibility to live in the UK and each person will be required to attend a meeting in person with the Residents' Team to verify their identity prior to move in.

Issuing of the Tenancy Agreement will be, amongst other things, subject to the successful completion of these checks.

Tenancy Agreement

A sample document is available in the 'FAQ' section of your chosen location's website page.

Once issued, the final Tenancy Agreement must be signed by all Tenants and returned within 5 working days, or, in the case of short turnaround tenancies, possibly within 24 hours. Failure to return the document may result in the offer being withdrawn.

Payments

Your first months rent and Tenancy Deposit must be paid by cleared funds seven days after the Tenancy Agreement is signed, or one working day prior to move in, whichever happens soonest. Contracts will not be executed prior to the initial monies having been paid.

Your first month's rent is calculated as follows:

If your tenancy commences before or on the 15th of the month, you will be required to pay the value of rent remaining up to the end of that month (i.e total annual rent divided by 365 then multiplied by the remaining days in the month). If your tenancy commences on or after the 16th, you will be required to pay the remainder of that month (calculated as above), plus the full monthly rent for the following month.

Your Tenancy Deposit payment is four weeks rent. Payment of the Deposit should be made by the Tenant directly rather than by any third party on the tenant's behalf. This will be held by the Tenancy Deposit Scheme (Custodial).

Cancellation

All contracts are negotiated subject to contract. Once the Tenancy Agreement is signed, executed and your first months rent is paid you will be unable to cancel the Tenancy Agreement.

Payment Due Dates

Rent payments are due on the 1st of each month as detailed in the Tenancy Agreement and will be made by standing order.

In the case of joint tenancies, Residents should nominate one person to make the payment on their behalf – payments from multiple accounts may incur an additional charge.

Transfer of Rights

You may not transfer any of your rights under these Terms and Conditions to any other person. We may transfer our rights under these reservation service terms and conditions to another business where we reasonably believe your rights will not be affected.

Guarantors

Applicants may be required to nominate a guarantor who must accept the role and sign a Deed of Guarantee.

The Guarantor will be responsible for guaranteeing the payment of rent and all other obligations as set out in the Tenancy Agreement in the event you fail to do so.

Under no circumstance can the guarantor be another tenant living in a property managed by Fresh.

GDPR

Our Privacy Policy can be viewed at <https://www.thisisfresh.com/privacy-policy>