Booking Terms and Conditions:

Property name: 27 College Road

The granting of a tenancy is subject to the Applicant successfully completing a number of pre-tenancy checks. These include verification of identity, financial referencing, Right to Rent and Sanction checks as required by law.

We reserve the right to request additional information or documentation where reasonably required to complete these checks. Failure to provide the requested information within the timeframe specified at the time of the request, or failure to meet the required criteria, may result in the application not proceeding.

Tenancies are granted as assured periodic tenancies in accordance with the Housing Act 1988 (as amended by the Renters' Rights Act 2025). All tenancies are periodic (rolling) from the outset and do not include a fixed term.

A sample Tenancy Agreement is available in the Booking Info section of your chosen location's website page.

Reference Checks

Prior to commencing an application, all applicants will be required to demonstrate their income does not exceed a maximum cap in line with the discounted market rent status of this property – please speak to our Residents' Team for more information on this.

All bookings are subject to the applicant successfully satisfying Fresh's eligibility and referencing requirements, including (where applicable):

- Successful completion of sanctions screening and anti-money laundering checks.
- Meeting the Right to Rent requirements
- A satisfactory credit assessment, including no outstanding County Court Judgements (CCJ's) or other adverse credit history that would reasonably affect your ability to meet the tenancy obligations.
- Evidence of a gross annual income of at least 2.5 times the annual rent payable under the tenancy agreement; or
- Provision of a suitable guarantor who meet's Fresh's guarantor eligibility criteria.

If you do not meet the above requirement, or if the required information is not provided within three working days, Fresh reserves the right to decline your application and will deal with the Holding Deposit in accordance with the terms of the Holding Deposit Agreement and applicable legislation.

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Holding Deposit

To submit the application and reserve the property, a holding deposit equivalent to one week's rent is required.

Payment of your Holding Deposit does not guarantee that you will be offered or accepted for a tenancy agreement.

The deadline for agreement is 15 calendar days from the date the holding deposit is received, unless otherwise agreed in writing with the Applicant.

The holding deposit will be refunded in full within seven days if:

- The Landlord decides not to proceed with the tenancy;
- The Applicant and Landlord fail to enter into a tenancy agreement before the deadline for agreement, through no fault of the Applicant; or
- The Landlord is prohibited from granting the tenancy.

The holding deposit may be retained by the Landlord if the Applicant:

- Withdraws from the proposed tenancy;
- Fails a Right to Rent check;
- Fails to take all reasonable steps to enter into the agreement by the deadline for agreement; or
- Provides false or misleading information which materially affects their suitability as a tenant .

Where the tenancy proceeds, the holding deposit will be applied toward the first rent payment, as agreed.

Cancellation

All agreements are negotiated 'subject to contract'. Once the tenancy is countersigned by the Landlord the contract is legally binding and can only be ended by giving 2 months' notice in writing once the tenancy has started.

If you decide not to proceed before the Tenancy Agreement is signed by the Landlord, the tenancy will not take effect.

Tenancy Deposit / flatfair No Deposit Check In Fee Payment

Your Tenancy Damages Deposit / flatfair No Deposit Check In Fee must be paid within 72 hours of receiving the invite from flatfair. Failure to make payment within 72 hours will result in the booking being cancelled and the Holding Deposit being retained.

Your Security Deposit is one months rent. Payment of the Tenancy Damages Deposit should be made via the flatfair Portal 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).

If you instead choose the flatfair No Deposit Check In Fee option, you will be required to make a one-off non-refundable payment of 28% of one months rent plus VAT via the flatfair Portal. At the end of your tenancy you will be responsible to make payment for any damages or missed rent.

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First Rent Instalment

The first rent payment is due as soon as the tenancy agreement has been countersigned.

For your first month, you will only pay rent from your tenancy start date until the end of that month. This amount is calculated on a daily basis.

The daily rent is worked out by dividing the monthly rent by the number of days in that month and then multiplying this by the number of days from your tenancy start date to the end of the month.

Please note that while the tenancy comes into effect once the Tenancy Agreement has been signed by the Landlord, you must not move in or collect keys until the first rent payment has been made.

If the first rent payment is not received by the start of the tenancy, we may delay your move-in or take steps to resolve the situation in line with the tenancy agreement and the law.

Payment Due Dates

Rent payments are due on the 1st of each month as detailed in the Tenancy Agreement.

Payment Method

The Holding Deposit and first rent instalment payment must be made by credit or debit card.

Subsequent payments must be made using Pay By Bank via our Residents' App / Portal, or by Standing Order.

In the case of joint tenancies, residents should nominate one person to make the payment on their behalf.

Special Offers

Any special offers will be issued in accordance with their own Terms and Conditions.

Transfer of Rights

You may not transfer or assign any of your rights under these Booking Terms and Conditions to another person.

We may transfer our rights and obligations under these Booking Terms and Conditions to another business, provided this does not adversely affect your rights. This does not affect your rights under any Tenancy Agreement.

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Guarantors

In some circumstances, we may ask you to provide a Guarantor. If required, your Guarantor will need to agree to the role and sign a Deed of Guarantee.

A Guarantor agrees to cover your rent and any other obligations under the Tenancy Agreement if you are unable to meet them.

To ensure everything is set up correctly, the Guarantor will need to pass reference checks and must be a UK home owner, be based in the UK and cannot be another resident living in a property managed by Fresh.

If you are unable to nominate a suitable guarantor, you may be eligible to apply for a flatfair Tenant Guarantor. If you are approved and pay the one-off fee, flatfair will act as your guarantor for rent only. Please speak to our team for more information.

Fresh App

The Fresh app is available across the UK and Ireland, you can download this directly from IoS and Android store. It is accessible using the email address used for the booking.

Please accept notifications to keep up to date with announcements within the property, payment dates and key events.

Data in the app is held in accordance with Fresh's privacy policy.

Privacy Policy

Your data associated with your booking will be held in accordance with Fresh's Privacy Policy. You can view the latest copy of the privacy policy **here**.

By processing an application, you are giving consent to be introduced to Flatfair.