

Booking Terms and Conditions

Property name: Verse

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 apartment or 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.

Sanction and Politically Exposed Person Checks (Please check with the Residents' Team if this is applicable to your chosen property)

Once the applicant and guarantor have signed the agreement, if required by the Landlord, you may be subject to PEP (Politically Exposed Person) and sanction screening before the booking is progressed. Sanction checks are specialised checks involving several Government sanction databases to confirm applicants are not on any national or international financial sanctions list. The checks are conducted by a specialist provider on the Landlords behalf.

By signing the Application Form, you are confirming you will pass these checks. Should you fail, your application will be cancelled.

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

Occupation Contract

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

Once issued, the final Occupation Contract must be signed by all Contract Holders and returned within 5 working days, or, in the case of short turnaround, possibly within 24 hours. Failure to return the agreement may result in the offer being withdrawn.

Payments

Your first month's rent and Tenancy Damages Deposit / flatfair No Deposit Check In Fee must be paid by cleared funds within seven days of the Occupation Contract being signed or one working day prior to the Contract start date, 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 Damages Deposit payment is five weeks 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 one weeks 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.

Payment Due Dates

Rent payments are due on the 1st of each month as detailed in the Agreement and will be made using the Resident App Recurring Payment functionality.

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

Advertised Monthly Rents

Please be advised that advertised rent charges and offers may fluctuate throughout the year. The rent of your studio or apartment will be secured once you have signed the Occupation Contract and paid the first instalment of your rent and your Damage Deposit.

Payment Method

Your first rent instalment payment must be made by credit or debit card. Subsequent payments are required to be made by bank transfer or standing order.

Bills Included

You rent includes Wi-Fi. Please ask the General Manager for details of Wi-Fi speeds in the property and check your Wi-Fi device limitations.

All other payable utilities must be set-up via our supplier Community Utilities. More information can be found in the Resident's Guide and on the Fresh App.

Special Offers

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

Cancellation

All agreements are negotiated subject to contract. Once provided to you, the executed Occupation Contract is legally binding and you will be unable to cancel the Agreement.

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 Agreement in the event you fail to do so.

The Guarantor will be required to successfully pass reference and Sanction checks.

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

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.



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