

## **TERMS AND CONDITIONS FOR RENTING ON THE EASTON ESTATE**

1. All properties are let on Assured Shorthold Tenancy Agreements.
2. An Assured Shorthold Tenancy agreement is a legal contract between the tenant and the landlord, and prospective tenants should be aware that they will be liable for all outgoings and rent for the duration of the tenancy. Please read the agreement carefully, and take independent advice should you wish.
3. The tenant is liable for all outgoings, including Council Tax, Water, Electricity, Oil, Gas, Septic Tank emptying, and any other relevant charges from the start date of the tenancy.
4. One application form per adult occupant is to be filled out. This is obtainable from the website or from the Estate Office.
5. The cost of processing the application form and of drawing up the tenancy agreement will be borne by the tenant, and will come to £150 including VAT, payable on signing the agreement.
6. A deposit of at least one month's rent is needed, returnable at the end of the tenancy, subject to the terms of the tenancy having been fulfilled.
7. Payment for the first month's rent and for the deposit is to be cleared before the tenancy starts.

