



Holding fee of one weeks' rent paid to Jigsaw Letting, received with thanks Alix Simpkin MARLA Branch Manager for and on behalf of Jigsaw Letting.

Holding fee paid is: **One weeks worth of the rental amount**

I/We understand that the above holding fee acts as a reservation for the tenancy of the property i have applied for.

I/We fully understand any of the below 3 reasons whereby the holding deposit will not be refunded and retained by Jigsaw Letting in all other circumstances the holding deposit will be refunded.

1. You have not passed the 'right to rent' checks that the Landlord is obliged to conduct under the Immigration Act 2014. In short, this means that someone who was intending to live in the property does not have the appropriate permissions to rent a property in this country and it was not reasonable for us as the Landlord's Agent or indeed the Landlord, to be aware of this before you let us have your holding deposit.
2. The information which you provided to this office on your tenancy application form was incorrect or misleading in so far as [provide brief details and evidence / proof of incorrect or misleading information].
3. Although our Landlord having taken all reasonable steps to complete the tenancy agreement within the agreed time frame, you have not done so and the time for completing the necessary procedures under current legislation has now expired.

I/We understand that all information provided by me/us should be, to my/our knowledge, true and I/we will not provide any false or misleading information. **Should Jigsaw Letting find that the information provided by me/us to be false/misleading or any of the referencing checks are not satisfactory, Jigsaw Letting have the right to decline my/our application of tenancy for the above property on behalf of the Landlord.** I/we accept that the Landlords decision is final if they decline my application for any reason as it is the Landlords property and their decision who they agree to enter into a tenancy agreement with.




11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227





I have read and understood the above terms and conditions on refund policy in signing and have read and understood Jigsaw Lettings Privacy Policy along with a draft copy of a Tenancy Agreement:

- Your expected tenancy start date will be agreed and will be within 15 days of paying the holding fee unless otherwise agreed.
- You will need to pay the remaining balance of first month's rent and the bond prior to the day of collecting the keys.

The bond is equal to 5 weeks rent

* Please note, we reserve the right to cancel key collection if funds are not received 48 hours prior to the appointment.

Part of the process of obtaining a property with Jigsaw is that you will be referenced by Vouch who will register your details and complete the process.

Once you are fully referenced, we will contact you to arrange a provisional date to collect the keys. Please be aware that this date is **Subject To Contract** and may change. For this reason we advise you to take this into account when booking time off work, deliveries, removal vans etc.

We will arrange an appointment after you have signed your tenancy agreements, schedule of condition and inventory to collect the keys. Please note, if you have a guarantor, they will need to also sign their guarantor agreement.




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