



Deposit Agreement / Receipt and Tenancy Deposit Details

**Company: Alpine Real Estate Ltd, Alpine House, Pemberton Street, Birmingham, B18 6NY
Phone: 0121 200 1170 Fax: 0121 200 3371 Email:accounts@alpinerealestate.co.uk**

To: Tenant/s _____

Tenant/s Permanent address (To be used for Registering Deposit) _____

The Property _____

Postcode _____

Tenancy Commencement Date: _____

The property is let, subject to contract and satisfactory checks and references – on an Assured Shorthold Tenancy for an initial fixed term of 6 months.

The Rental Amount is £ [.] per [week] [month] payable in advance.

Alpine Real Estate Ltd acknowledges the Deposit of £ [.] paid on [] by [cash] [cheque] [banker's standing order] [Card Payment]

The names and signatures on this section of the form must match with the ID provided.

I/We agree that this tenancy is subject to the terms and conditions of the tenancy agreement which I/we have read and understood, and that the deposit detailed in this form will be held in accordance with the tenancy agreement.

Terms and Conditions:

- The property will be suspended from the letting market in favour of this prospective tenant and held till move in date.
- If the prospective tenant fails to progress the tenancy for any reason the deposit will not be refunded. Deposit is paid to secure the property in advance.
- A deposit will be required and is to be held in the prescribed Tenancy Deposit Protection Scheme (Housing Act 2004) – full details can be found on the Deposit Protection Certificate issued.
- The checks and references might be carried out using an approved credit reference agency in strictest confidence and on the basis of information supplied in the Tenancy Application Form.
- All personal information supplied to us shall be kept secure at all times and shall be permanently and securely destroyed when no longer required.
- Deposits shall be returned in full at the end of the tenancy period subject to the rules of any deposit protection scheme used and normal wear and tear. However, damage, cleaning and rubbish removal could result in deductions or claims for deductions from your deposit.
- The rental amount agreed must be paid in full and on-time as agreed up to and including the final period of the tenancy.
- By signing the tenancy agreement you commit to pay rent for the full fixed 6 months term of the tenancy.
- False statements made could result in early termination of a tenancy under ground 17 Housing Act 1998.
- The deposit will not be refunded, if you do not provide us one month clear notice of leaving in writing, (Verbal notice will not be accepted). Make sure you keep a copy of Termination letter and the proof of delivering to Alpine Real Estate Ltd.
- The deposit will not be refunded, if you leave the property before the date of the agreed tenancy term of 6 months.
- Once the contract has been renewed, you are then obliged to finish the extended term.
- The deposit will not be refunded if there are major damages to the property due to Tenant's negligence directly or indirectly.
- The deposit will not be refunded if you are evicted due to breach of any terms and conditions of the tenancy agreement.
- The deposit will not be refunded if you change your mind not to take the property before the tenancy is commenced.
- Deposit will be returned once the keys have been handed and Key return receipt signed and dated. Key Return receipt will detail damages, if any. One copy will be provided to the Tenant/s.
- At the end of Tenancy, Deposit is usually returned within 10 working days and generally no more than 28 days if there is no dispute and account settlement form returned by the tenant. Account settlement form is sent to the tenant via email or post within 7 days after key return receipt is signed.
- You will be charged £20.00 non-refundable for Deposit Protection. Please tick the box and initial your payment preference. No interest will be paid on this amount and the Deposit amount.

Paying Upfront Deduct from the Deposit Exempted(Special Circumstances)

I confirm that I have read and fully understood the requirements of the agreement.

Please read the terms and conditions of the Deposit and Rental agreement before signing this receipt. If you are unsure of anything then please do clarify or seek legal advice before signing. This receipt is Legal Binding.

Signed:
(Prospective Tenant)

Signed:
(Company Representative)



Date:

Date: