

THE LEAT

HOW TO BOOK OR RESERVE YOUR LEAT APARTMENT.



Our letting agents in Exeter are East of Exe. They handle all our bookings and reservations. They will take care of all your queries and take you through the booking process.

To reserve an apartment at The Leat you will have to pay a non-refundable Reservation and Referencing Fee of £200 per person. This will ensure that the property is withdrawn from the market.

Reservation Fees can be paid with a debit card, over the phone on 00 44 1392 345070 or via a bank transfer. Please contact East of Exe if you wish to pay by bank transfer so we can expect your funds and provide you with the appropriate bank account details.

The Reservation and Referencing Fee is non-refundable except in specific circumstances. You will be entitled to a refund if we are unable to make you an offer of accommodation, or, if you have not visited the property, and then decide to cancel within 14 days of your original booking.

Once your reservation is confirmed we will ask you and your guarantor to review and sign the Tenancy Agreement and pay the Security Deposit for your chosen apartment. This can all be done electronically.

Your Security Deposit is calculated as 4 weeks rent of your chosen apartment. Please note the signing of the Tenancy Agreement and the payment of the Security Deposit needs to be completed within 14 days of your reservation fee being paid. The reservation and booking process is managed by East of Exe Ltd. They can be contacted on 00 44 1392 345070 or at enquiries@eastofexe.co.uk. Please note the proposed tenancy is subject to contract as detailed below.

TERMS AND CONDITIONS

1. Payment of the reservation fee ensures that East of Exe will withdraw the property from the market and no further viewings will take place. Payment of this fee and your security deposit is NON-REFUNDABLE and will be forfeited either in whole or in part as liquidated damages in the event that you withdraw or otherwise fail to take up the tenancy by or on the above date. If, however the Landlord declines to grant the tenancy it will be refunded.
2. The proposed tenancy is offered 'subject to contract' and is conditional upon:
 - a) The receipt of satisfactory references and/or guarantees
 - b) The receipt of cleared funds as detailed on your reservation form
 - c) The signing by all parties of the tenancy agreement.
 - d) Photo ID is provided & a copy retained by the landlord/ landlords agent.
 - e) The agreement of the landlord to rent the property to you.
3. Particulars of the above accommodation and proposed tenancy have been described to you in good faith from information received, and no responsibility will be accepted for errors, omissions or misstatements.
4. Under Distance Selling Regulations you are entitled for up to 14 days from the date you put down your reservation to cancel your booking and your tenancy and to obtain a full refund of the funds we receive from you if you have not visited the property or show flat and/or the Residential Period has not started. Once this 14 day period has ended your cancellation rights end. Cancellation must be received in writing to our sale agent at enquiries@eastofexe.co.uk.