

THE LEAT

THE BOOKING PROCESS



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.

On reservation of your apartment at The Leat you will need to pay a Holding deposit equivalent to one weeks rent for the apartment you are interested in. East of Exe will contact to arrange payment of your deposit either by debit card over the phone, or they will provide you with bank details if you wish to pay by bank transfer. This will ensure that the property is withdrawn from the market.

Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during this period you decide not to proceed with the tenancy, then your holding deposit will be retained by us. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our team, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by us.

However, if the we are unable to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy, then your holding deposit will be credited to your security deposit due under that tenancy.

Once your reservation is confirmed we will ask you and your guarantor to review and sign the Tenancy Agreement and pay the balance of the security deposit which is calculated as 5 weeks rent of your chosen apartment This can all be done electronically.

The reservation and booking process is managed by East of Exe Ltd. They can be contacted on +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 holding deposit ensures that East of Exe will withdraw the property from the market and no further viewings will take place. Payment of this deposit 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 agreed 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 in payment for your deposit.
 - c) The signing by all parties of the tenancy agreement.
 - d) Photo ID is provided & a copy retained by the landlord/ landlords agent.
 - e) Proof of student status, course and institution attending.
 - f) 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.

