

17-21 Bell Street, St Andrews, Fife, KY16 9UR
Student Tenancy Application Form

MUST COMPLETE IN BLOCK CAPITALS

Applicants: Lead Tenant's Name (for contact) required first

Name	Home Address	Term Address
Tel Number		
Subject/Year		
E-mail address		

Name	Home Address	Term Address
Tel Number		
Subject/Year		
E-mail address		

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(if accommodation for more than 4 people is required please add names to back of sheet)

1st Preference _____

Advertised rent £_____per calendar month No. of bedrooms _____

Proposed tenancy start date _____

I/We agree to the following terms of business as set out below and understand that this application forms a contract between me/us and Thorntons Law LLP.

- 1. I/We consent to a credit search and references being sought.
- 2. I/We consent to our details and personal information being passed to a third party for the purpose of preparing an insurance quotation for tenants contents insurance if requested by me/us.

3.Keys

Thorntons cannot release keys under any circumstances until a tenancy agreement has been signed by all parties and we have received the deposit and first month’s rent in cleared funds. Thorntons holds keys for all managed properties. By signing the tenancy agreement you agree that you give permission for us to continue to retain keys for the property.

4.Tenancy Agreement

Until the tenancy agreement is signed there is no contract in place between you and the landlord. If the tenancy does not go ahead as planned, you cannot claim against the landlord or Thorntons for your costs or other expenses.

If there is more than one tenant then each tenant is ‘jointly and severally liable,’ meaning that they take responsibility for payment of **ALL** the rent and for making good **ANY** damage.

5.Utilities/Council Tax/TV Licence/Telephone

You are responsible for ensuring that accounts are transferred into your own name at the start of the tenancy and for the payment of all bills whilst the tenancy is in force. You are responsible for checking that accurate meter readings are taken at the start and end of the tenancy. At the end of the tenancy you must only close your personal account. Do not disconnect the service.

6.Inventory

Where an inventory is provided you must check its accuracy on arrival and give any alleged discrepancies in writing to Thorntons/inventory provider within seven days.

7.Insurance

The landlord will not have insurance to cover your personal possessions.

Once a property has been allocated to you the full deposit will be payable within 7 days otherwise the property will be re-advertised.

Please ensure you have checked the start date of the lease as some begin in June, July, August or September. Dates advertised are non negotiable.

Rents will be payable MONTHLY IN ADVANCE (unless specified otherwise.)

Sign below to confirm acceptance of these terms:

Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

- Please return along with the following:**
- Proof of current address (bank statement/credit card statement/utility bill dated within last 3 months).**
 - Completed, witnessed and signed Guarantor Details – one per tenant per property for full monthly rental**
 - Photographic ID (passport/driving licence/matriculation card)**
 - Character reference (family member not suitable)**
 - Reference from your current landlord**

ONLY FULL AND COMPLETED APPLICATIONS (CLEARLY WRITTEN OR TYPED) WILL BE ACCEPTED

APPLICATIONS ARE NOT ON A FIRST COME FIRST SERVED BASIS

PROPERTY MUST BE VIEWED BY AT LEAST ONE PERSON IN YOUR PARTY