

CPS Homes - Application for Accommodation

I understand and agree that;

- The information I have given in this application is true and complete, and I am over 18 years old. I have never been declared bankrupt or received any County Court Judgments (CCJs) against me.

- This application is subject to contract, and obtaining permission from the landlord. I have to pay a deposit and rent in advance (if applicable) before any tenancy can commence. Information about this application (and the tenancy, if subsequently granted) may be recorded and used in the future.

- I must pay a holding deposit in order to proceed with this application. The holding deposit will not exceed one week's total rent, thus the security deposit (bond) and rent I have been asked to pay prior to signing the tenancy agreement does not form part of the holding deposit. When signing the tenancy agreement, the holding deposit will be converted into part-payment of my security deposit or first month's rent, as agreed.

- Prior to signing the tenancy agreement, I must produce two forms of identification; one of which will display my photograph. CPS Homes may dictate the forms of identification that are acceptable. I have seen sight of a draft tenancy agreement and agree for a further copy to be sent to me electronically.

- **If I am a student:** unless otherwise agreed in writing, prior to the signing of the tenancy agreement I must prove this by way of a valid student card and/or enrolment letter. I must also nominate a financial guarantor – somebody over the age of 25, who resides in the UK and owns a property in the UK – who is prepared to sign the guarantor agreement provided separately. I am aware that CPS Homes may need to carry out a credit check on my guarantor to confirm the absence of any CCJs and/or a Land Registry check to confirm homeownership. If I am unable to nominate a satisfactory guarantor or the credit check/Land Registry check(s) on them come back unsatisfactory, my application could be deemed unsuccessful.

- **If I am a working professional:** unless otherwise agreed in writing, prior to the signing of the tenancy agreement I must provide CPS Homes with a current landlord contact and current/future employer contact so that they may carry out referencing checks. I also consent to a credit check being completed. I am in permanent employment and earning at least three-times the monthly rent. I have also paid my rent in full and on time to my current landlord, and kept his/her property in good condition. If my references or credit checks come back unsatisfactory, my application could be deemed unsuccessful, though CPS Homes may, at their discretion, ask me to nominate a financial guarantor – somebody over the age of 25, who resides in the UK and owns a property in the UK – who is prepared to sign the guarantor agreement provided separately. The guarantor may be subject to the same referencing and/or credit checks, as well as a Land Registry check to confirm homeownership.

- **If I am self-employed:** unless otherwise agreed in writing, prior to the signing of the tenancy agreement I must provide CPS Homes with a current landlord contact, as well as six months' work of bank statements that demonstrate affordability of the rent (income of at least three times' the monthly rent) and/or contact details for my accountant so they may issue a reference showing the same. I have paid my rent in full and on time to my current landlord, and kept his/her property in good condition. If my references or credit checks come back unsatisfactory, my application could be deemed unsuccessful, though CPS Homes may, at their discretion, ask me to nominate a financial guarantor – somebody over the age of 25, who resides in the UK and owns a property in the UK – who is prepared to sign the guarantor agreement provided separately. The guarantor may be subject to the same referencing and/or credit checks, as well as a Land Registry check to confirm homeownership.

- Should I fail to provide the necessary information, fail to sign the tenancy agreement within 7 days of my application and/or fail to allow at least two full days between signing the agreement and the tenancy commencement date, CPS Homes under the Renting Homes (Fees Etc.) (Wales) Act 2019 will retain my entire holding deposit and I will not be entitled to any form of refund. Similarly, should I or any of my fellow tenants suggest that we do not intend to proceed with the tenancy as agreed, CPS Homes reserves the right to re-advertise the property with immediate effect and retain the entire holding deposit.

- If I withdraw my application for any reason, or it is proven that any of the information I have provided within my application is false or misleading, CPS Homes will retain my entire holding deposit under the Renting Homes (Fees Etc.) (Wales) Act 2019 and I will not be entitled to any form of refund.

- Section 102 Housing Act 1996 allows a landlord to seek possession under Ground 17 in part II where he/she has been induced to grant a tenancy by a false statement made knowingly or recklessly by (a) the tenant, or (b) a person acting at the tenant's instigation.

- CPS Homes does not offer further viewings to prospective tenants once this application has been submitted.

- All improvements to the property must be requested on the Agreement in Principle before paying my holding deposit, and any improvements requested after this may not be granted.

- Current tenants can alter the furniture within a property during a tenancy. Therefore, should it belong to the current tenants, CPS Homes cannot guarantee that all furniture seen on a property viewing will be available to new tenants. If you have any reservations regarding any items, please request written confirmation prior to your tenancy signing.

- I do not intend to smoke or keep pets within the property. Additionally, other than those named on the tenancy agreement that is due to be signed, nobody else will reside at the property.

- CPS Homes requires the information I have provided in order to fulfil their legal obligation under tenancy deposit protection legislation (Housing Act 2004). Additionally, as a legitimate interest to the landlord/CPS Homes and in order to enter into a tenancy agreement, I am required to undergo referencing/credit checks, so the information is contractually required.

- For further information on why we collect your information, how we store it and how we process it, as well as your rights, please refer to our Privacy Policy at cpshomes.co.uk/privacy.