



Room Rental Terms & Conditions

Professional tenancy onboarding terms template for LetSavvy Ltd

This document records the key terms, conditions, compliance requirements, and operational framework governing the application, referencing, onboarding, and tenancy process for room rental accommodation managed by LetSavvy Ltd.

It is intended to capture the agreed expectations, responsibilities, compliance obligations, and tenancy conditions for discussion and subsequent formalisation within an Assured Shorthold Tenancy (AST) agreement or other legally binding document where required.

This document is intended as a pre-tenancy and onboarding framework and does not in itself create a tenancy or legally binding occupation agreement. A tenancy shall only be created upon execution of a formal tenancy agreement.

Each applicant should obtain independent legal, financial, and professional advice before entering into any binding tenancy arrangement.

1. Applicant Details

The applicant must provide full and accurate personal details including name, contact information, address history, and supporting identification.

The information submitted within the Room Rental Onboarding Form forms part of the pre-tenancy assessment and suitability review.

LetSavvy Ltd reserves the right to verify all information provided and reject any application at its sole discretion.

2. Right to Rent (UK Compliance)

All applicants must demonstrate legal right to rent in the United Kingdom in accordance with current legislation.

Applicants must provide valid identification and supporting documentation including passport, driving licence, visa, or share code where applicable.

Failure to provide valid documentation or failure to meet Right to Rent requirements will result in immediate rejection of the application.

3. Referencing & Affordability

Applicants agree to undergo referencing checks including but not limited to:

- Credit checks
- Employment verification
- Income and affordability assessment
- Previous landlord referencing

LetSavvy Ltd reserves the right to decline any applicant who does not meet internal referencing or affordability criteria.

4. Employment & Financial Position

Applicants must provide accurate details regarding employment status, income, and financial position.

Supporting documentation including payslips, bank statements, or proof of funds may be required before any tenancy is approved.

Any false or misleading financial information may result in immediate withdrawal of the application.

5. Tenancy Offer & Formation

Submission of an application does not guarantee a tenancy.

A tenancy shall only be created once:

- Referencing has been successfully completed
- Terms have been agreed
- A formal Assured Shorthold Tenancy (AST) agreement has been signed
- All required funds have been received in cleared funds

LetSavvy Ltd reserves the right to withdraw any offer prior to formal agreement.

6. Holding Deposits

Any holding deposit paid is subject to applicable UK legislation.

The holding deposit may be retained where:

- The applicant provides false or misleading information
- The applicant fails referencing
- The applicant withdraws without reasonable cause
- The applicant fails to take reasonable steps to enter into the tenancy

7. Rent, Deposits & Payments

All rent, security deposits, and associated payments must be paid in cleared funds prior to move-in.

Payment schedules and obligations will be set out within the tenancy agreement.

Failure to comply with payment obligations may result in termination proceedings or enforcement action.

8. Property Use & Conduct

The property is to be used for residential purposes only.

The following are strictly prohibited:

- Subletting without written consent

- Illegal activity
- Anti-social behaviour
- Misuse of the property

Breach of these conditions may result in termination of the tenancy and legal action.

9. Maintenance & Property Access

Tenants must report maintenance issues promptly.

LetSavvy Ltd reserves the right to access the property with appropriate notice for:

- Inspections
- Repairs
- Compliance checks

Failure to allow reasonable access may constitute a breach of tenancy.

10. Deposits & Protection

All tenancy deposits will be protected in a government-approved deposit protection scheme in accordance with UK law.

Deductions may be made for:

- Damage beyond fair wear and tear
- Rent arrears
- Breach of tenancy terms

11. Data Protection

All personal data will be processed in accordance with UK GDPR and relevant data protection legislation.

Information provided will be used for:

- Compliance checks
- Referencing
- Tenancy management
- Legal and regulatory requirements

12. Limitation of Liability

LetSavvy Ltd shall not be liable for any indirect, incidental, or consequential losses arising from the tenancy or application process except where such liability cannot be excluded by law.

13. Termination & Refusal

LetSavvy Ltd reserves the right to:

- Decline any application
- Withdraw any offer prior to tenancy agreement
- Terminate arrangements where terms are breached

14. Non-Binding Status

This document is a pre-tenancy framework only and does not create a legally binding tenancy.

Any binding tenancy arrangement will be set out in a separate Assured Shorthold Tenancy (AST) agreement.

Completion of the onboarding form does not create any obligation for LetSavvy Ltd to proceed with a tenancy.

15. Confidentiality

All personal information and documentation provided during the application process shall be treated as confidential and handled in accordance with data protection regulations.

16. Acceptance

By submitting the Room Rental Onboarding Form, the applicant confirms that:

- The information provided is accurate
- They have read and understood these Terms & Conditions
- They agree to comply with the requirements set out
- They understand that acceptance does not guarantee a tenancy

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