

FAQ

Q. What is the significance of a Short Assured Tenancy?

A. A Short Assured Tenancy is defined by The Housing Scotland Act 1988 and is a form of tenancy that does not afford a continued right of occupation after the termination of the lease.

Q. What is the significance of ‘Jointly and Severally liable’?

A. A tenant is responsible not only for himself but also as a member of the group signing the lease and could be called upon to make good any deficiency caused by the default of any other signatory. Thus the rent specified under the terms of the lease is required to be paid in full and any tenant can be held liable for any short fall however the shortfall has arisen.

Q. What is a Bankers Standing Order?

A. A BSO is an automated payment system. With a BSO the beneficiary has no contact with the initiators bank nor access to their funds. The onus for the prompt payment of rent therefore remains with the tenants **and it is the tenant’s responsibility to ensure that the mandate has been received and processed by their bank.** EB Ltd does not accept responsibility for any lost mandates.

It is specifically the tenants’ responsibility to ensure that their standing order is accurate in accordance with their obligations under the terms of their lease.

NB. 25p will be added to the BSO to cover bank charges.

Q. Is there a deposit & what is my deposit used for?

A. The deposit is equivalent to one month rent; Tenants can not use it in lieu of rent although your deposit will be retained in cases of rent arrears. The deposit is held by the Agent on behalf of the Landlord against any wants of repair, replacements to Inventory or other failure in Tenant’s obligations under the lease. In regards to Student deposits, it is not true that a whole deposit is retained for a small repair, replacement item or cleaning account. Should there be any repairs, replacements or cleaning to be done, receipts are provided when asked for and the remainder of the deposit is returned to the tenants.

Q. What about our utility bills?

A. Take opening AND closing readings. Copy both sets of readings to Eve Brown Ltd, open and close your accounts with your utility suppliers.

Telephone accounts should not be disconnected but the service put on hold thereby avoiding your liability for the reconnection fee of £125 + VAT.

Q. Is there an Inventory?

A. Yes. An Inventory is provided but prospective tenants **MUST** satisfy themselves as to the completeness of the Inventory. All tenants must sign and date the Inventory.

Q. Are we liable for any fees to the Agent?

A. The only fee payable is the one-off administration fee. The fee is currently £45 + VAT. This covers the setting up of rent/deposit cards, blank documentation, for tenant interview and initial consultation. This is not a lease fee.

Please note:

- 1. Please read your lease carefully and be sure that you thoroughly understand its contents before you sign.*
- 2. You will be required to nominate a lead name for your Lease. This person will be used as our main point of contact and will receive the balance of the deposit account at the end of the tenancy for disbursement to individual tenants. If no lead person is nominated EB Ltd reserve the right to adopt the first named person on the lease as the lead person.*
- 3. Remember to set up your utility accounts and that at the end of the lease final receipted utility accounts are required before deposits are returned.*