

**HOLDENS OFFER FORM**  
**LETTINGS DETAILS – STRICTLY SUBJECT TO CONTRACT**

**Full Property Address:** 9 stainforth Road IG2 7EH

**Lead Tenant (As seen on Identification):** Ms Maria Pruteanu

**Other Tenant(s) (As seen on identification):** Gheorghe Pruteanu, Gabriel Bran, Andrei Bran, Madalina Elena Teris, Mihai Marinica Cernat

**Lead Tenant's Phone Number s:** 07341552728

**Lead Tenant's Email Address:** pru.maria@outlook.com

**Current Correspondence Address** 160a Hermon Hill

**Post Code:** E18 1QH

**Rent:** 1800.00 £PCM

**Term of initial agreement:** 12 months

**Proposed moving date:** 5th Jan 2020

**Additional requests in the property:** Clean

**Current landlord or agent contact:** N/A

**Do you have adverse Credit History or any County Court Judgements: (Y/N)** No

**REQUIRED FROM TENANT PRIOR TO GRANTING OCCUPATION**

First Month's Rent	1800.00
Security Deposit: (Max up to 5 weeks)	2076.90
Less Preliminary monies Received: (Max 1 week's rent)	415.38
BALANCE DUE:	3461.52

## TERMS & CONDITIONS

1. To confirm an offer, a minimum of 1 week's rent as holding deposit and a signed offer form is required. The balance due may be paid as follows and must be paid in cleared funds before occupation:

2. Bank Transfer paid to "Holdens Property Services Ltd" Santander Bank. i. Sort Code 09-01-50. A/c 06912850.

3. REFERENCES REQUIREMENTS (IN ADDITION TO THE "FCC PARAGON" REFERENCE FORM) – Each tenant MUST PROVIDE:

***a. Photographic I.D: We will require a copy of photographic identification for you. This must be a passport or driving license.***

***b. Proof of Current Address: This must be a utility bill (gas, council tax, electric, landline phone bill etc) OR driver's license showing your current address.***

***Please Note: Mobile phone bills, Bank Statements, Credit Card Statements, Pay slips and Store Card Statements are not acceptable as proof of current address.***

***c. 3 Months Bank Statements: Must be last 3 months received.***

***d. Proof of Earnings***

***e. If Employed: Last 3 months pay slips received OR a letter from your employer confirming your salary. Employment letters must be on headed paper and signed. Emails are not accepted.***

***f. If Self Employed: We will need a letter from your accountant confirming your net income for the year. If you do not have an accountant, we will need the documentation confirming your previous tax return. This should have the details of your income for the previous tax year.***

***g. Guarantor Application: All guarantors must be resident in the UK. Overseas guarantors are not accepted. Guarantors must be in full time employment/self-employment and must provide all of the aforementioned documentation (I.D, Proof of Current Address and Proof of Earnings). All guarantors will be required to sign a guarantor undertaking agreement prior to any Tenancy commencing***

***h. Your completed FCC Paragon reference form and supporting documents (listed above) must be provided by you and returned to us in next 48 Hours the day you put your deposit down.***

6. Failure to provide the required documents by this time could result in your move-in being delayed or the cancellation of your application. If your application is cancelled because of failure to provide the required documents or providing a false / fraudulent information, the Holding deposit shall NOT be refunded.

8. If you decide not to take occupation or your reference prove unacceptable you may be liable to pay the abortive costs of one week's rent + VAT. This amount will be deducted from these monies.

9. No refunds will be made in cash.

**IMPORTANT: PLEASE READ AND CONFIRM THAT YOU HAVE UNDERSTOOD THE FOLLOWING**

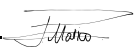
*Under the Tenant Fees Act, your Holding deposit of 1 week's rent shall not be refunded back to you if:*

- *If you failed a right to rent check;*
- *If you provided a false or a misleading information;*
- *If you pull out of the application process before the Deadline for Agreement (minimum 15 calendar days from the time the holding deposit was taken to when the contract is signed and dated by both parties);*
- *If you fail to take all reasonable steps to enter into the tenancy agreement.*
- *If your holding deposit got retained, we shall advise you verbally and in writing providing you the reason within 7 working days of deciding not to enter the agreement or the deadline of the agreement.*

**10. IT IS YOUR RESPONSIBILITY TO ENSURE THE ABOVE CONDITIONS ARE MET.**

**I HAVE UNDERSTOOD THE ABOVE CONDITIONS:**

**Signed by the APPLICANT:--**



Miss Maria pruteanu (Nov 11, 2019,  
2:43pm)

11 Nov 2019

**Date:-----**

**RIGHT TO RENT DECLARATIONS BY THE APPLICANTS:**

***Permanent Right-to-Rent:***

*Means those people having a right to reside in the UK including those granted indefinite leave to remain and have no time limit on their stay. These include British citizens; European Economic Area (EEA) nationals (Austria, Belgium, Bulgaria, Croatia, Republic of Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden and the UK.), and Swiss nationals.*

I will be producing the following documents to validate my **Permanent** right to stay:

PASSPORT: Maria Pruteanu

Number: 056677246

HOME OFFICE LETTER

Date:

RESIDENCY CARD:

**I hereby declare that I have a Permanent to Reside in the UK as confirmed above. I agree to accept formal communications about this tenancy via electronic means.**

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**Time limited rent to reside:**

Time limited rent to reside in the UK from \_\_\_\_\_ to \_\_\_\_\_

*means those people who are not British citizens, EEA or Swiss nationals given leave to enter or remain in the UK for a limited period. Time limited tenants or those under 18 when a tenancy starts will need to be checked or rechecked within 28 days of their right-to-reside expiring.*

I will be producing the following documents to validate my **Time Limited** right to stay:

PASSPORT	Number:
COUNTRY OF ORIGIN:	
VISA TYPE:	VISA ISSUE DATE

Will any occupant turn 18 during the agreed period of this tenancy?

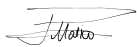
**I hereby declare that I have a Time Limited Right to Reside in the UK as confirmed above. I agree to accept formal communications about this tenancy via electronic means**

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*I confirm that I have consented to my letting Agent/Landlord to perform a credit search, which I understand will be conducted by FCC Paragon Scheme Management Services Ltd T/A FCC Paragon who will sue an external credit referencing Agency, who will keep a record of the search and any other relevant internal or external databases or any other information in support of this application supplied to you for the purpose of my application in line with current GDPR regulations.*

**I sign and confirm my understanding of the above**

**Lead tenant**



Miss Maria pruteanu (Nov 11, 2019, 2:43pm)

**(on behalf of all tenants):**

**Date:** 11 Nov 2019



Shafique Ullah (Nov 11, 2019, 1:26pm)

**Witnessed by negotiator:**

**Date:** 11 Nov 2019



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**Issuer** Holdens

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**Document fingerprint** 8bdf36e405f8a790e40eb88e2a677739

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**Parties involved with this document**

Document processed	Party + Fingerprint
Mon, 11 Nov 2019 13:26:19 +0000	Shafique Ullah - Signer (066f7df63692d11dd02211bffee64e50)
Mon, 11 Nov 2019 14:43:02 +0000	Miss Maria pruteanu - Signer (56a94fa96b7f91fb43890a19803af00a)

**Audit history log**

Date	Action
Mon, 11 Nov 2019 14:43:02 +0000	The envelope has been signed by all parties. (80.3.68.221)
Mon, 11 Nov 2019 14:43:02 +0000	Miss Maria pruteanu signed the envelope. (80.3.68.221)
Mon, 11 Nov 2019 14:31:00 +0000	Miss Maria pruteanu viewed the envelope. (40.90.216.147)
Mon, 11 Nov 2019 14:30:39 +0000	Miss Maria pruteanu viewed the envelope. (80.3.68.221)
Mon, 11 Nov 2019 14:30:09 +0000	Miss Maria pruteanu opened the document email. (80.3.68.221)
Mon, 11 Nov 2019 13:39:04 +0000	Miss Maria pruteanu viewed the envelope. (80.3.68.221)
Mon, 11 Nov 2019 13:38:39 +0000	Miss Maria pruteanu opened the document email. (80.3.68.221)
Mon, 11 Nov 2019 13:38:25 +0000	Document emailed to party. (35.178.39.148)
Mon, 11 Nov 2019 13:26:19 +0000	Document emailed to party. (18.130.199.215)
Mon, 11 Nov 2019 13:26:19 +0000	Sent the envelope to Miss Maria pruteanu (pru.maria@outlook.com) for signing. (86.21.255.180)
Mon, 11 Nov 2019 13:26:19 +0000	Shafique Ullah signed the envelope. (86.21.255.180)
Mon, 11 Nov 2019 13:23:19 +0000	Shafique Ullah viewed the envelope. (86.21.255.180)
Mon, 11 Nov 2019 13:23:16 +0000	Document emailed to party. (35.178.190.125)
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Mon, 11 Nov 2019 13:23:14 +0000	Miss Maria pruteanu has been assigned to this envelope (86.21.255.180)
Mon, 11 Nov 2019 13:23:14 +0000	Shafique Ullah has been assigned to this envelope (86.21.255.180)
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Mon, 11 Nov 2019 12:53:22 +0000	Envelope generated by shafique (86.21.255.180)