



HOLDING DEPOSIT

Date:	
Property Address:	
Reference Number:	
Name of Proposed Lead Tenant:	
Other Proposed Tenants:	
Amount of Holding Deposit Paid:	
Tenancy Agreement Signing Meeting Date:	

The Landlord acknowledges receipt of the Holding Deposit so as to reserve the Property for the Proposed Tenants, and will conduct no more viewings at the Property, until the agreed Tenancy Agreement Signing Meeting Date, unless the reservation is cancelled either by the Landlord or by any of the Proposed Tenants.

The Holding Deposit will be refunded (or credited against the main Damage Deposit) on the Tenancy Agreement Signing Meeting Date.

The Holding Deposit is not refundable if the reservation is cancelled by any of the Proposed Tenants or if the Tenancy Agreement is not signed by all the Proposed Tenants on the Tenancy Agreement Signing Meeting Date (unless otherwise agreed by the Landlord). It should additionally be noted that the Tenancy Agreement cannot be signed unless all the Proposed Tenants have provided the Landlord with all reasonably requested documentation and Damage Deposit.

Payment of the Holding Deposit does not oblige any party to enter into a Tenancy Agreement. Either party may cancel the reservation. As such, the Holding Deposit is not subject to the Deposit Protection Scheme in accordance with the provisions of the Housing Act 2004.

The Holding Deposit is refundable if the Landlord cancels the reservation for any reason not associated with the Proposed Tenants. The Holding Deposit, however, is not refundable if the Landlord cancels the reservation due to any of the Proposed Tenants having provided false, misleading or incorrect information.

Signed by Proposed Lead Tenant	
Signed by landlord	