

SALFORD RENTAL BOND SCHEME GUIDANCE FOR TENANTS

Please note: if you have already signed a tenancy agreement and/or moved into the property you **will not** be considered for the bond.

1. Once a landlord has agreed with a prospective tenant to secure a property on a bond the tenant must make an application to the rental bond scheme.
2. The tenant must have applied for and had a bond issued before entering into any agreement regarding a property.
3. Notification will be given to the tenant that he/she is eligible for a rental bond for a property offered by a landlord. The tenant must provide proof that they have been accepted for a bond on the property offered for rent to the landlord.
4. The tenant must provide details of the landlord and property to make investigations to see if the property is accredited with the Landlord Accreditation Scheme (LAS).
5. A property must be accredited if it is to be considered for the bond, if it is not accredited a request must be made by the landlord to accredit the property.
6. As part of the accreditation process the landlord will be requested to supply all relevant documentation to the Landlord Accreditation Scheme (LAS) and an officer will arrange to carry out a property assessment.
7. Upon receipt of relevant documentation and a satisfactory assessment of the property both the landlord and tenant will be informed that the bond can now be progressed.
8. The tenant and landlord entered into an agreement as outlined in the tenancy and both parties agree to act within it for the duration of the tenancy.
9. The tenant will agree and sign the inventory upon accepting the tenancy. A copy of the inventory will be retained by Salford Rental Bond Scheme
10. The bond requires the tenant to have the intention to reside at the property for a minimum of 18 months. The tenant will enter into an assured shorthold tenancy (AST) offered initially for 12 months (2 x 6 month AST or a 12 month AST). On the anniversary the tenant will enter into a new AST for a minimum term of 6 months unless otherwise requested. Any requests made for a variation must be approved by the bond officer.
11. Where the tenant is eligible for Local Housing Allowance (LHA) a claim will be made upon commencement of the tenancy. The tenant agrees the first 6 months payments will be direct payment to the landlord where the tenant has been deemed vulnerable. Payments will be reviewed at the end of this time period.

12. The tenant gives authorisation to Salford Rental Bond Scheme and the landlord to make all reasonable enquiries of Salford City Council concerning their LHA claim.
13. The tenant acknowledges that the bond issued is representative of 1 month's calendar rent. The tenant accepts that the bond may only be redeemed by the landlord and **not** by the tenant on the anniversary of the tenancy agreement.
14. The tenant accepts that they are solely responsible for any or all loss or damage to the property and its contents caused by their act, default, omission or neglect, and/or that of their visitors, servants, agents or employees. The tenant acknowledges that the bond may only be called upon by the landlord to cover any such loss or damage subject to all the terms and conditions of this agreement, and that the maximum amount paid will be the maximum value stated in clause 1.1 and not further, and that Salford Rental Bond Scheme has no further liability whatsoever to the tenant.
15. The tenant will notify Salford Rental Bond Scheme as soon as the tenancy ends, or as soon as a relevant notice to end the tenancy is served upon the tenant, or as soon as the tenant leaves the property whichever is the earlier.
16. The tenant agrees to allow Salford Rental Bond Scheme, its employees, servants or agents access to the property at the beginning of the tenancy, and at any reasonable time thereafter, upon reasonable notice as required by the Salford Rental Bond Scheme to satisfy itself that the inventory is accurate and/or to investigate a claim against the bond.
17. The tenant accepts that Salford Rental Bond Scheme has not and cannot give any warranty or representation as to the state or condition of the property, or as to its suitability as residential accommodation.
18. The tenant acknowledges that Salford Rental Bond Scheme's obligations in relation to this tenancy are to provide the bond in accordance with the terms and conditions of this agreement and not further.
19. The tenant agrees that any failure by the tenant to comply with the terms of this agreement may disqualify the tenant from any further assistance from Salford Rental Bond Scheme.