



Xenia Lettings  
Marshland House, Marshland Road  
Sale  
M33 3AQ

**SUBJECT TO CONTRACT AND SATISFACTORY REFERENCES**

**HOLDING DEPOSIT GUIDE**

For your application to be fully considered, you will need to pay to us a holding deposit of £130.00. This document explains what happens to that holding deposit and the circumstances in which the deposit will or will not be refunded. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing this or indeed any other document which we might put before you.

**AGREED TERMS OF PROPOSED TENANCY**

**Property Address:** 402, Rede House, Middlesbrough, Cleveland, TS1 1LL

**Tenancy Term:** 10 months and 5 days

**Move-in Date:** 04 Sep 2026

**Lead Tenant:** Jada Smith

**Other Named Tenant(s):**

**Monthly Rent:** £769.17 (seven hundred and sixty-nine point one seven)

**Deposit:** £500.00

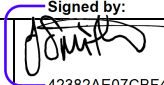
**Additional Clauses:**

**THE TENANT(S) AGREES AS FOLLOWS:**

1. You agree to pay a holding deposit of £130.00.
2. All tenant(s) must provide a completed reference application upon paying the Holding deposit.
3. Tenant(s) must complete their reference check promptly after paying the Holding Deposit.
4. Agree to provide Xenia Lettings with suitable documents to confirm that all adults intended to occupy the property have a Right to Rent under the Immigration Act 2014.
5. The Tenancy Agreement must be signed within 15 days of paying the Holding Fee, or by the mutually agreed date specified as the 'deadline for agreement' in this clause. The 'deadline for agreement' is 15 days.
6. Failure to comply with clause 2 and 5 may be treated as a withdrawal from this agreement by the Tenant and would also constitute a failure to take all reasonable steps to enter into the tenancy agreement and could mean that the Holding Deposit will not be refunded.
7. You agree that the holding deposit will not be refunded in the event that:
  - You provide false and misleading information.

- It transpires that you do not have the right to rent under the Immigration Act 2014.
  - You fail to take reasonable steps to enter into the Tenancy Agreement within the agreed timescales.
  - You withdraw your application to rent the property.
8. Payment and acceptance of the holding deposit does not legally bind either the Landlord or the Tenant to the Tenancy prior to signing of the Tenancy Agreement by all parties.
9. You have consented to receive the compliance documents electronically. You have read and fully understood them. For clarification, you are confirming you have read and received copies of:
- How to Rent Guide v5.
  - Draft Tenancy Agreement.
10. You agree that the holding deposit of £130.00 will be held by us until:
- A tenancy agreement is successfully entered into for the property at 402, Rede House, Middlesbrough, Cleveland, TS1 1LL. In this event, and with your express consent, the holding deposit will be offset against the Security Deposit, not the rent.
  - You are advised that we are unable to proceed with your application. In this event, your holding deposit will be returned to you within 7 calendar days.

I, **Jada Smith** confirm that I have read and agree to the terms herein.

Signed:	<p>Signed by:</p>  42382AE07CBF4D7...
Print name:	Jada Smith
Date:	26/3/2026   1:52:37 PM GMT