

0% DEPOSIT OFFER

Opting into our 0% deposit programme is a wise decision.

We know that the costs associated with moving can be off-putting for those looking for their perfect new home. That's why we've got a fantastic offer in place for our homes that's fair for everyone. We've made it even easier, affordable and quicker for those looking to make a wise choice with their next rental property; our tenants are no longer required to pay a month's rent up front.

Imagine what you can spend your freed-up cash on... maybe some new furniture or home accessories, maybe even a well-deserved break! It's a win-win.

To make the most of our wise offer*, give our team a call on 0345 319 4071 for more information.

*T&Cs apply and will always be provided before opting for this scheme. There is a fee to join the scheme. Where a nil deposit scheme is offered tenants will always have the opportunity to pay a traditional deposit of 5 weeks rent that will be held in a deposit scheme.

JULY 2025



WISE RATES

| FEE TYPE | DETAILS | DATE PAYABLE | AMOUNT |
|---|---|--|--|
| HOLDING DEPOSIT | This deposit is required to secure the property. When the deposit is paid, it will be held on your account until your first months' rent is due (this will be deducted from your first months' rent). | The Wise Living team will collect this payment once you have completed the referencing application form. We will then remove the property from the market. | Equivalent to 1 weeks' rent (rounded down to the nearest 10). For example, if your rent is £750 PCM, the holding deposit will be £170. |
| <div><div>HOLDING DEPOSIT</div><div>Wise Living may retain your holding deposit if:</div><div><ul style="list-style-type: none">You provide misleading information on your application formYou fail a right to rent checkYou change your mind about the property and withdraw your applicationYou have failed to take reasonable steps to enter into the tenancy</div></div> | | | |
| DEPOSIT | This is your security deposit. Your deposit will be registered with the Tenancy Deposit Scheme (TDS) for the duration of your tenancy. | The Wise Living team will contact you to advise when all payments are required. | 5 weeks' rent. |
| PET RENT | Where permission is given for a pet to reside at the property, the tenancy deposit is increased to include a pet deposit*. | The Wise Living team will contact you to advise when all payments are required. | £30 per month. |
| FIRST MONTH'S RENT | Your first month's rent is due in advance. | The Wise Living team will contact you to advise when all payments are required. | Equivalent to 1 month's rent (less you to advise when all payments that has been collected) |

All fees above are inclusive of VAT.

*This is applicable for a cat or dog only.





WISE RATES

Tenants may also be charged the following fees for services provided during the tenancy:

| FEE TYPE | DETAILS | DATE PAYABLE | AMOUNT |
|-----------------------|--|---|---|
| DEFAULT FEE | This is a payment that is required in the event of a default by the tenant: <ul style="list-style-type: none">• Lost key(s)• Lost security device giving access to the property | This will be payable on request by the Wise Living Team | A reasonable cost that has been incurred by the Wise Living Team |
| LATE PAYMENT FEE | This fee will be added to your account when rent falls overdue by 14 days or more | This is payable when rent falls overdue | Any fee charged must be no more than 3% above the BOE Base Rate (this is only applicable to the late payment fee not a default fee) |
| VARIATION OF TENANCY | Payments on assignment, variation or novation of a tenancy at the tenant's request | This is payable on request by the Wise Living team following the tenant request | Capped at £50 or the reasonable costs incurred if greater |
| EARLY TERMINATION FEE | Payments in respect of early termination of a tenancy agreement at the tenant's request | This is payable on request by the Wise Living team. | Capped at Wise Living's loss of rent. |

All fees above are inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as **Council Tax, Energy and Utilities, Television Licences, Phone and Internet services**. These are not included with your rent or payments to Wise Living. It is the responsibility of the tenant to arrange for payment for these services where applicable.

CRITERIA FOR APPLICATION

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs and bankruptcy then these must be disclosed to Wise Living before a holding deposit is paid so we can establish whether you are likely to be accepted for tenancy.

All applicants over the age of 18 are referenced through Let Alliance against a criteria agreed with the landlord and will include proof of identification, proof of residence, credit check, right to rent check. All applications are subject to contract.

Fast and easy renting, secured with flatfair

Tenants can wave goodbye to costly deposits. Secure your new home with a small, one-off check-in fee and move in the very same day. When it's time to go, you'll only pay for damages or unpaid rent you are responsible for.

Why do tenants love flatfair's No Deposit?



over 70% upfront savings

Lower upfront move-in costs

Instead of a deposit, you'll pay a one-off check-in fee equal to 28% (+VAT) of a month's rent



Only pay if there's a problem

When it's time to move out, you'll only pay if there's a problem you're responsible for and you won't have to wait to get your deposit back



Fast and easy check-out

Checking out is fair and easy, with government-backed adjudicators on hand in case there's a charge dispute



No sneaky fees

There's no recurring charges if you decide to renew your tenancy and stay in your home

Find out more by asking your agent or head to flatfair.co.uk