

FAQ

Q. What is the significance of a Short Assured Tenancy?

A. A Short Assured Tenancy is defined by The Housing Scotland Act 1988 and is a form of tenancy that does not afford a continued right of occupation after the termination of the lease.

Q. What is the significance of ‘Jointly and Severally liable’?

A. A tenant is responsible not only for himself but also as a member of the group signing the lease and could be called upon to make good any deficiency caused by the default of any other signatory. Thus the rent specified under the terms of the lease is required to be paid in full and any tenant can be held liable for any short fall however the shortfall has arisen.

Q. What is a Bankers Standing Order?

A. A BSO is an automated payment system. With a BSO the beneficiary has no contact with the initiators bank nor access to their funds. The onus for the prompt payment of rent therefore remains with the tenant **and it is the tenant’s responsibility to ensure that the mandate has been received and processed by their bank.** EB Ltd does not accept responsibility for any lost mandates.

It is specifically the tenants’ responsibility to ensure that their standing order is accurate in accordance with their obligations under the terms of their lease.

Q. Is there a deposit?

A. Yes, the deposit taken is equivalent to 1 ½ months’ rent for non-students, and one month’s rent for students. The deposit is paid on signing the lease, and will normally be returned to the tenant at the end of the tenancy. The money is security against the tenant not meeting their obligations as per the tenancy agreement. When a deposit has been paid to EBL it is then transferred to Safe Deposits Scotland, a government-authorised tenancy deposit protection scheme. Once transferred to Safe Deposits Scotland, they will provide you with a Deposit Account Number (DAN) and a Deposit Repayment Number (DRN) so you can check the status of your deposit. For further information on the deposit scheme go to www.safedepositsscotland.com

Q. What about our utility bills?

A. Take opening AND closing readings. Copy both sets of readings to Eve Brown Ltd, open and close your accounts with your utility suppliers.

Telephone accounts should not be disconnected but the service put on hold thereby avoiding your liability for the reconnection fee of £125 + VAT.

Q. Is there an Inventory?

A. Yes. An Inventory is provided but prospective tenants **MUST** satisfy themselves as to the completeness of the Inventory. All tenants must sign and date the Inventory.

Please note:

- 1. Please read your lease carefully and be sure that you thoroughly understand its contents before you sign.***
- 2. You will be required to nominate a lead name for your Lease. This person will be used as our main point of contact . If no lead person is nominated EB Ltd reserve the right to adopt the first named person on the lease as the lead person.***
- 3. Remember to set up your utility accounts and that at the end of the lease final receipted utility accounts are required before deposits are returned.***