



M GROUP PROPERTY ESTATES LTD
Lettings & Property Management

**Save hundreds on
your moving costs**

Deposit Replacement Scheme

We know that moving home is an exciting but often expensive time for you. Having to pay the first months' rent in advance, moving fees, and a deposit of five or six weeks' rent, all before you've even moved in, can be difficult. You also have to think about the hidden costs associated with moving, such as removals, new items you may need to buy for your new home, or TV and broadband installation fees.

We're aware there may be plenty of other things you'd rather spend your money on. M Group Property Estates want to help put some of that money back in your pocket at the outset of the tenancy with our deposit replacement scheme; a fantastic alternative to paying a traditional deposit.

What is a deposit replacement scheme?

Our scheme helps to significantly reduce the upfront costs of renting your chosen property. It is an alternative to paying a traditional deposit; you simply make a non-refundable payment for the scheme before you move in and you can then extend the scheme by paying an additional fee every 12 months for as long as you wish to live at the same property.

At the end of the tenancy, you'll no longer have to wait for your deposit to be released to you. Instead, once we've completed the check-out, if there are no costs outstanding to your landlord (for things like cleaning, gardening, damage or unpaid rent) you're immediately free to move on to your next property the moment you've handed back the keys. If you are liable for any costs, as there is no deposit to withhold, you will instead receive a request for payment or any amount outstanding which must be promptly paid to us.

Could our deposit replacement scheme be right for you?

Our deposit replacement scheme could be a preferable alternative to a traditional deposit if:

- you are one of the many tenants who find it difficult to pay a traditional deposit, especially if you have not yet received your deposit back from your previous tenancy
- you are a first-time renter or have limited disposable income and are keen to move into a new home as quickly as possible, but don't want to wait to save up the deposit first
- you'd prefer to use the money you would have paid as a deposit on something else, such as a new sofa for your new home, a holiday or even save it to put towards a deposit to buy your own home

Although there are many benefits to having more money available when you move, you can opt to pay a traditional deposit if you prefer. This will be registered with a tenancy deposit scheme and returned to you at the end of the tenancy in the usual manner, providing there is no outstanding amount owed to your landlord.

Am I eligible?

If you would like to use our deposit replacement scheme, you must first pass our referencing checks. If you will be renting with the help of a guarantor, your guarantor will also need to have passed our referencing checks.

In addition, it is a condition of our scheme that you purchase tenants liability insurance. This type of insurance is designed to cover accidental damage you may cause to your landlord's property, which could help you to rectify any costly mishaps that you will be held liable for at the end of your tenancy.

How will it benefit me?

- Your moving costs are reduced with no 'large' upfront deposit to be paid
- You could move into your chosen property quicker, as you no longer need to save for a deposit or wait for your previous deposit to be returned to you
- It's simple to understand and is quick and easy to purchase

How much does it cost?

The initial cost to replace the deposit will typically be a single payment equal to 36% of the of the first month's rent (including VAT), payable each month for a period of 12 months. However, there may be circumstances where higher costs apply, for example if you have pets as there is an increased risk of damage to the property. It is this payment that allows you to move into your chosen property without paying the usual deposit. The only difference is that, unlike a deposit, you don't receive this payment back at the end of the tenancy, even if there are no costs owing to the landlord.

If you wish to continue the tenancy after 12 months, you will need to make an additional payment to extend our deposit replacement scheme for a further 12 months.

How does the deposit scheme work?

Once you've passed our reference checks and confirmed you wish to use our deposit replacement scheme, rather than pay a traditional deposit, you will first need to sign our scheme Counter Indemnity Agreement. This explains the terms and conditions of the scheme and details the charges to be paid directly to us, along with your first month's rent. Once these have been paid, you can then move into your new home.

When you give us notice that you wish to end the tenancy, we will send you a helpful reminder of your obligations under your tenancy agreement. These are the same obligations that would apply if you had paid a traditional deposit, such as ensuring all rent payments are made in full and that the property is returned to us in a satisfactory condition, allowing for fair wear and tear.

Once you have moved out, a check-out appointment will be arranged where the original inventory will be used to check the condition of the property. If the condition is acceptable, the process and scheme come to an end.

If however there is any damage or dilapidations, cleaning or gardening required etc, we will charge you for the necessary work to return the property to its original state.

What happens if I want to dispute these costs?

If you do not agree with the findings of the check-out report and wish to raise a dispute, you must notify us in writing within seven days of the date you received the demand for payment from us.

The issue will be referred to an **independent** adjudicator, who has extensive experience assessing deposit disputes. They will then ask you to submit evidence to support your view regarding the costs, and we will be asked to do the same. The adjudicator will review all of the evidence provided and make a final decision on the outstanding sums owed.

If the adjudicator finds wholly in our favour, under the terms of using our deposit replacement scheme and in addition to the outstanding sums owed, you will also need to pay an adjudicator's fee of up to £250+VAT within five working days of the adjudicator's final decision.

If you fail to pay the sums owed by the required deadline, you may be the subject of legal proceedings to pursue you for the outstanding debt.

Can I choose your deposit replacement scheme on any property?

No, our deposit replacement scheme can only be taken on properties where the landlord has agreed they are happy for their tenants to move in without paying a traditional deposit. Properties that do offer our deposit replacement scheme will be clearly identifiable.

Get in touch

If you'd like to apply for one of our deposit replacement properties, or you'd just like more information about our scheme, please contact us today and we'll be more than happy to help.

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