

Zero Deposit Bond Form



PLEASE USE BLOCK CAPITALS

Part 1 - Landlord's Details

To be completed by the landlord or agent

Title: First Name:

Surname:

Company: If applicable

Main Phone: Mobile:

Email:

House Number: House Name:

Street:

City/Town: Postcode:

Part 2 - Property & Bond Details

To be completed by the landlord or agent

Tenancy Start Date: / / Tenancy Term in Months:

Monthly Rent: Deposit/ Bond Value:

Payment Terms For Bond: Monthly Six Months up Front

Street No./Flat: Sole tenant?: or Number of Sharers:

Street:

City/Town: Postcode:

Part 3 - Tenant's Details

To be completed by the tenant

Title: First Name:

Surname:

Date of Birth: / / Must be over 18

Current Details:

House No. House Name:

Street:

City/Town: Postcode:

Email:

Mobile Phone: Parent/Work Number:

Time at Address: years months If under 3 years provide details on additional sheet.

Secondary Tenants

Title: First Name:

Surname: Date of Birth: / /

Email: Mobile:

Title: First Name:

Surname:

Date of Birth: / /

Email:

Mobile:

If more than three tenants use an additional sheet.

Part 4 - IDD - About Us



TenantDeposit.com
Monitor Insurance Services
R22-24 Ragged Staff Wharf
Queensway Quay, Gibraltar

1 The Financial Services Authority (FSA)

The FSA is the independent watchdog that regulates financial services. Use this information to decide if our services are right for you.

2 Whose products do we offer?

- We offer products from a range of insurers
- We only offer products from a limited number of insurers Ask us for a list of insurers we offer insurance from. We only offer products from single insurers for:
- Landlord's Buildings & Contents policies on behalf of the underwriter China Insurance Company (UK) Ltd. Zero Deposit Bonds & Rent Guarantee & Legal Expenses Cover is underwritten by Enterprise Insurance Company Plc.

3 Which service will we provide you with?

- We will advise and make a recommendation for you after we have assessed your needs.
- You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of products that we will provide details on. You will then need to make your own choice about how to proceed.

4 What will you have to pay us for this service?

Fees for:

- New Business - up to £45.00; Renewal - up to £45.00; Cancellation: Zero Deposit Scheme – Pro rata refundable premium; Other Products - £40 cancellation charge.
- No fee.

You will receive a quotation which will tell you about any other fees relating to any particular insurance policy.

5 Who regulates us?

Authorised by the Financial Services Commission, Gibraltar and subject to limited regulation by the Financial Services Authority. Details Our permitted business is introducing and arranging contracts of insurance.

You can check this on the FSA's Register by visiting the FSA's website www.fsa.gov.uk/register/ or by contacting the FSA on 0845 606

6 What to do if you have a complaint

If you wish to register a complaint, please contact us:

in writing: Business Relationship Manager, Monitor Insurance Services R22-24 Ragged Staff Wharf Queensway Quay, Gibraltar
by phone 0844 800 1649

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service.

7 Are we covered by the Financial Services Compensation Scheme (FSCS)?

Our insurers are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This Insurance advising and arranging is covered for 100% of the first £2,000 and 90% of the remainder of the claim, without any upper limit.

or
For compulsory classes of insurance, insurance advising and arranging is covered for 100% of the claim, without any upper limit. Further information about the compensation scheme arrangements is available from the FSCS.

Part 5 - Payment Details

Please debit the following amounts from my debit or credit card. I agree that the first monthly payment plus the administration fee of £35.00 will be debited from my card immediately. I agree that the monthly premium and charges will be debited from my account/card on the anniversary of the move in date and that such payment will continue until the tenancy agreement is legally terminated and in no case for less than the minimum term of six months. I also acknowledge that any charges, fees or claim under

Card Type:

Delete as appropriate

Name On Card:

Card Number:

Start Date: /

End Date: /

Issue Number:

Card Security Code:



Signed:

Date: / /

**The security code and first 12 digits of the card number will be removed from our records after the bond is created

Part 6 - Tenant's Counter Indemnity

The Tenant hereby agrees and acknowledges:

- that the Counter Indemnity Agreement set out below will automatically become binding.
- that the Counter Indemnity Agreement gives Enterprise Insurance Company (Enterprise) the right to recover from the Tenant any amount paid by Enterprise under the Performance Guarantee.
- that Enterprise must pay out under the Performance Guarantee irrespective of any separate dispute between the Tenant and the Landlord.
- that Enterprise is irrevocably authorised to pay out under the Performance Guarantee upon a request for payment being received and may make such payment without reference to the Tenant and without the need for any authority from the Tenant.
- any dispute or difference arising out of or in connection with the Performance Guarantee shall be determined by the appointment of a single adjudicator appointed by Enterprise. Such Adjudicator shall have exclusive jurisdiction to hear and settle any disputes which may arise in connection with this Performance Guarantee and any judgement or order in connection with this Performance Guarantee is conclusive and binding on the parties to this Performance Guarantee.
- this Performance Guarantee shall be governed and construed in accordance with English law. The courts of England shall have jurisdiction to hear and determine any suit, action or proceeding in connection with this Performance Guarantee and may be enforced against them in the courts of any jurisdiction.
- invocation of this counter indemnity will result in an administration charge of £20 being levied.

COUNTER INDEMNITY AGREEMENT

In consideration of Enterprise Insurance Group issuing the Performance Guarantee to the Landlord, the Tenant hereby:

- irrevocably indemnifies Enterprise against all actions, claims, demands, liabilities, tax liabilities, losses, damages, costs and expenses (including, without limitation, legal expenses on a full indemnity basis) which Enterprise Insurance Group at any time suffers or incurs directly or indirectly under or in connection with the Performance Guarantee.
- agrees to pay Enterprise Insurance Group within 7 days upon demand any amount so indemnified.
- agrees failure to settle any demand within 14 days will result in an additional £30 administration charge being levied
- understands that should they fail to pay any amount demanded by Enterprise under this indemnity when due, then interest will accrue on that amount from the date payable up until the day the amount is paid. Interest will accrue on a daily basis at an annual rate of 19.5%. The interest is payable on demand.
- understands that should they fail to pay any amount demanded by Enterprise in respect of this indemnity or any other amount due under the Performance Guarantee, the tenant must pay any and all charges accrued in recovering and securing the amount due.
- irrevocably Subrogates to Enterprise Insurance Group, the Tenant's rights and defences in respect of the Guaranteed Obligations to the fullest extent permissible by applicable law.

Signed:	Primary Tenant	Secondary Tenant
	Secondary Tenant	Secondary Tenant

Part 7 - Terms of Business

This Document outlines important information of which you should be aware. If you are unsure about any aspect of our declaration above or Terms of Business or have any questions regarding our relationship with you please contact our Customer Services Team on 0844 800 1649 or in writing to:

TenantDeposit.com
 Monitor Insurance Services
 R22-24 Ragged Staff Wharf
 Queensway Quay
 Gibraltar

By completing the purchase of this product you are agreeing to these terms of business.

1. Our Service

Monitor Insurance Services Limited offer you insurance products selected from a limited range of insurers. Ask us for a list of insurers we offer insurance from.

You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of products that we will provide details on. You will then need to make your own choice about how to proceed.

4. Handling Money

Monitor Insurance Services Ltd act as agents of the insurer in collecting premiums and handling refunds due to clients, such monies are deemed to be held by the insurer with which your cover is arranged.

We do not retain card details once the initial purchase has been completed. Future payments are deducted using a reference unique to you and our system.

5. Data Protection

Monitor Insurance Services Ltd collect and store data in accordance with the Gibraltar Data Protection Ordinance 2004.

Monitor Insurance Services Ltd may share your details with third parties for administration or quotation of the policy. These third parties may be subject to the regulation of other EEA states. In the event of a claim incident your information may be passed to the Claims and Underwriting exchange Register (CUE), which is run by the Insurance Database Services Limited.

Monitor Insurance Services Ltd may share your information with third parties. You may be contacted for the purpose of marketing goods or services by telephone, email, letter or SMS. If you do not wish your information to be used for the purpose of marketing please write to us at the aforementioned address.

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The content of our website or promotional literature does not constitute an offer by us to sell products and services. Your request to purchase a product or service represents an offer by you and will be subject to the terms and conditions of that product or service that we may accept or reject.

After you make a request through the Site to purchase the product or service then assuming such product or service is available to you and your offer is accepted, you will receive confirmation of your purchase.

2. Failure to Pay a Premium Instalment

For Zero Deposit Bonds:

If you fail to pay an instalment of premium a fee will be charged in accordance of Section 6 of this Terms of Business and an email reminder will be sent. A fee of £12.50 will be charged for each arrears letter sent.

3. Cancellation

Please Refer to the Policy documents.

6. Making a Claim

Please refer to the Policy documents. Copies are available from our website.

7. Fraudulent and False Claims

If you knowingly make a claim that is false or fraudulent in any way, your policy will become void and no payment will be made against the claim.

8. Geographical Limits

Unless otherwise agreed by Monitor Insurance Services Ltd in writing, you may only purchase a policy for a risk located within the UK.

9. Disclaimer

These Terms of Business relate solely to our Residential Zero Deposit Bonds, Property Owners and Rent Guarantee and legal expenses insurance products. Any commercial Performance Guarantees or other products will be subject to a separate Terms of Business Agreement available on request.

Part 8 - Declaration

I confirm that I have been given the opportunity to view the zero deposit bond that will be issued to my landlord and the key facts policy summary document and that I am aware that these and the standard terms of business are available to view any time online at www.tenantdeposit.com. I also hereby agree and acknowledge that the terms of the bond and the above counter indemnity will automatically become binding on myself and any co-tenants named on the tenancy agreement or guarantors and that I am jointly and severally liable with them.

I further agree to make full payment of all premium due to the insurer and acknowledge that failure to make such payment will constitute a breach of the tenancy agreement and constitute a ground for possession under Ground 12 as per the grounds for possession contained in the Housing Act 1988 Schedule 2, Part II

I understand that the bond can only be cancelled during the tenancy with the landlords consent and that in no event can it be cancelled within the first six months.

Signed:	Primary Tenant	Secondary Tenant
	Name	Name
	Secondary Tenant	Secondary Tenant
	Name	Name

Date: / /

Agent Use Only

Please note that failure to complete the details in full may invalidate or delay issuing the bond.

We will email you a copy of the bond once it has been issued.

The tenant must not be given the keys until the bond has been received by you or the landlord as completion of this form does not guarantee cover is in place.

Agent Code:

Agency Name:

Negotiator:

Contact Number:

Internal Use Only

Received:

Staff Member:

Processed:

Bond Number: