



NIL DEPOSIT TOOLKIT



Welcome to Nil Deposit

You are now enabled to use the Nil Deposit Scheme.

Going forward when you add reference applications via the website you will see a drop-down box asking if the Nil Deposit is required (this is just a simple yes/no).

Then when adding the tenants contact details it will just ask if this is the primary tenant (again a drop down) - one applicant will need to be selected per property and this will be who we contact initially to set up the Nil Deposit scheme.

After you have instructed the reference application with Nil Deposit, we will carry out everything from this point – contacting the tenants, setting up the scheme and making sure liability insurance is in place.

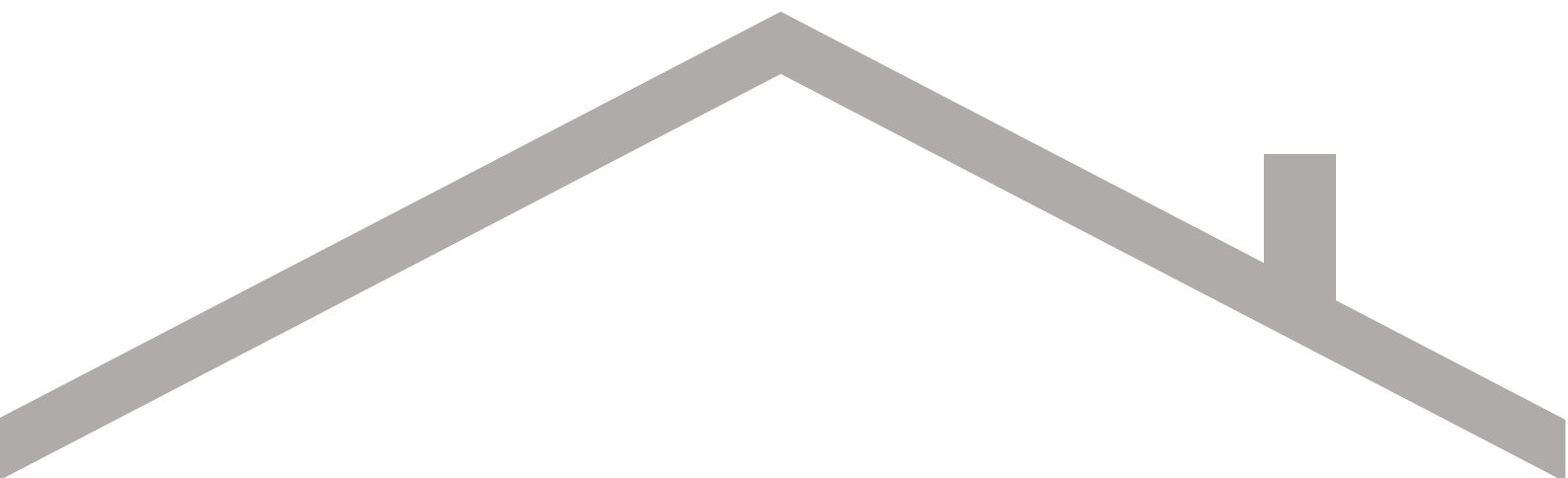
Once all is in place we will email across a contract, so you know you have the Nil Deposit Scheme active. Please do not move any tenants into the property without seeing this first.

IMPORTANT

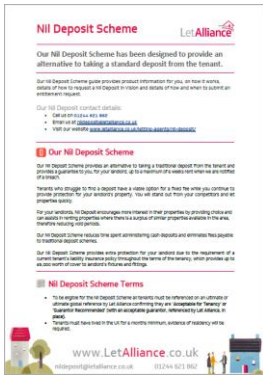
When preparing your tenancy agreement please ensure you remove reference to a deposit and insert the Nil Deposit clause below, where you would normally have the deposit value set out in the tenancy agreement.

NIL DEPOSIT: The Tenant(s) acknowledges that they have not paid any deposit to the Landlord or Agent in any form. The Tenant(s) has signed and agreed to the Let Alliance Nil Deposit Terms and Conditions.

This toolkit provides you with all the documentation you need to use Nil Deposit, If you have any questions or queries, please do not hesitate to contact the Nil Deposit team on 01244 621862 or email nildeposit@letalliance.co.uk.



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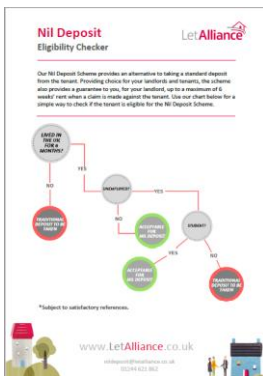
Letting Agent guide to Nil Deposit



Nil Deposit Agent Agreement



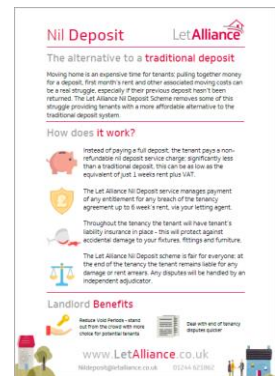
Tenant Membership Certificate



Nil Deposit Eligibility Checker



Tenant Flyer



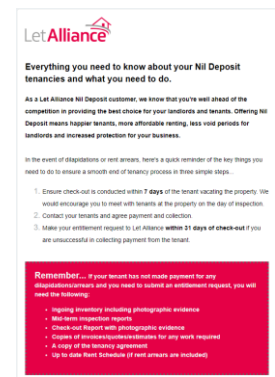
Landlord Flyer



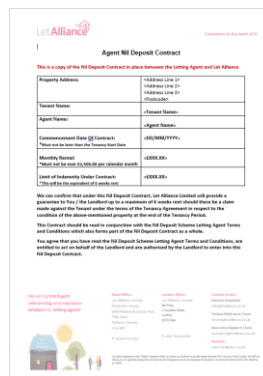
Nil Deposit vs Traditional Deposit



Nil Deposit bi-monthly Tenant Newsletter Example



Nil Deposit bi-monthly Agent Newsletter Example



Agent Nil Deposit contract

LETTING AGENT GUIDE TO NIL DEPOSIT

[Click here to open](#)

Nil Deposit Scheme



Our Nil Deposit Scheme has been designed to provide an alternative to taking a standard deposit from the tenant.

Our Nil Deposit Scheme guide provides product information for you, on how it works, details of how to request a Nil Deposit in Vision and details of how and when to submit an entitlement request.

Our Nil Deposit contact details:

- Call us on [01244 621 862](tel:01244 621 862)
- Email us at nildeposit@letalliance.co.uk
- Visit our website www.letalliance.co.uk/letting-agents/nil-deposit/

Our Nil Deposit Scheme

Our Nil Deposit Scheme provides an alternative to taking a traditional deposit from the tenant and provides a guarantee to you, for your landlord, up to a maximum of 6 weeks rent when we are notified of a breach.

Tenants who struggle to find a deposit have a viable option for a fixed fee while you continue to provide protection for your landlord's property. You will stand out from your competitors and let properties quickly.

For your landlords, Nil Deposit encourages more interest in their properties by providing choice and can assist in renting properties where there is a surplus of similar properties available in the area, therefore reducing void periods.

Our Nil Deposit Scheme reduces time spent administering cash deposits and eliminates fees payable to traditional deposit schemes.

Our Nil Deposit Scheme provides extra protection for your landlord due to the requirement of a current tenant's liability insurance policy throughout the terms of the tenancy, which provides up to £5,000 worth of cover to landlord's fixtures and fittings.

Nil Deposit Scheme Terms

- To be eligible for the Nil Deposit Scheme all tenants must be referenced on an ultimate or ultimate global reference by Let Alliance confirming they are 'Acceptable for Tenancy' or 'Guarantor Recommended' (with an acceptable guarantor, referenced by Let Alliance, in place).
- Tenants must have lived in the UK for 6 months minimum, evidence of residency will be required.



www.LetAlliance.co.uk

nildeposit@letalliance.co.uk

01244 621 862



[Click here to open](#)

NIL DEPOSIT AGENT AGREEMENT

[Click here to open](#)

Nil Deposit **Agent Agreement** 

NIL DEPOSIT SCHEME LETTING AGENT TERMS & CONDITIONS



www.LetAlliance.co.uk
01244 564 000



[Click here to open](#)

TENANT MEMBERSHIP CERTIFICATE

[Click here to open](#)

Your Nil Deposit **Membership**

This confirms your membership of the Let Alliance Nil Deposit Scheme and forms the contract between You as the Tenant and Let Alliance Ltd. This membership is not active until the full Nil Deposit Charge has been received by Let Alliance Ltd, your Tenants Liability is in place and the Nil Deposit terms has been issued to you Letting Agent.

Property Address	Refer to your original documents
Lead Tenant Name	Refer to your original documents
Other tenant(s) names	Refer to your original documents
Agent name	Refer to your original documents
Commencement Date of Membership: <i>*Must not be later than the Tenancy Start Date</i>	Refer to your original documents
Monthly Rental: <i>*Must not be over £2,500 per calendar month</i>	Refer to your original documents for pricing
Limit of Indemnity Under Membership: <i>*This will be the equivalent of 6 weeks rent</i>	Refer to your original documents for pricing
Nil Deposit Services Charge inclusive of VAT: <i>*This is a charge for using the service and is not refundable and cannot be used to offset any charges for which you are liable for under the tenancy agreement.</i>	Refer to your original documents for pricing

We can confirm that under your Nil Deposit Membership, you are liable to the Agent / Landlord up to a maximum of 6 weeks rent should there be charges for which you are liable under the terms of your Tenancy Agreement. At all times you are liable, and you must make payment of the agreed charges in full within 14 days of vacating the property. Failure to make payment in full will result in Let Alliance pursuing you for the debt through formal channels. Failure to make payment in full may damage your credit rating and may result in a County Court Judgement against your name.

Please note that you are liable for any payments we may make to the Agent / Landlord on your behalf under the terms of this Contract. The Nil Deposit Services charge is not refundable and cannot be used to offset any of your liabilities at the end of your tenancy under your tenancy agreement.

You agree that you have read the below Nil Deposit Scheme Terms and Conditions and agree to them.



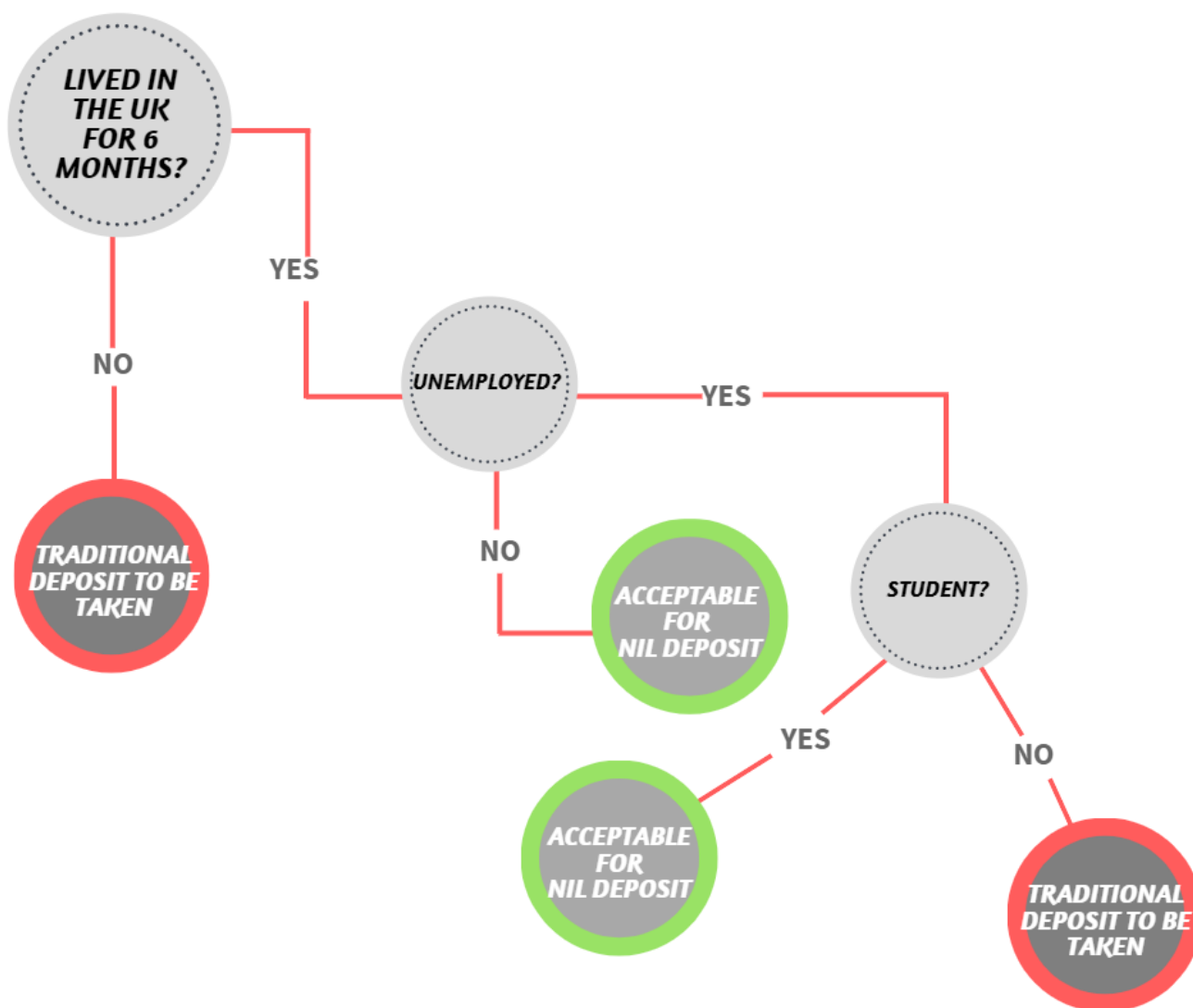
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01244 564 000



[Click here to open](#)

Nil Deposit Eligibility Checker

Our Nil Deposit Scheme provides an alternative to taking a standard deposit from the tenant. Providing choice for your landlords and tenants, the scheme also provides a guarantee to you, for your landlord, up to a maximum of 6 weeks' rent when a claim is made against the tenant. Use our chart below for a simple way to check if the tenant is eligible for the Nil Deposit Scheme.



*Subject to satisfactory references.



Traditional Deposit

Equivalent of 5 weeks



Nil Deposit

As little as 1 weeks rent

Moving home is an expensive time; pulling together money for a deposit, first month's rent and other associated moving costs can be a real struggle, especially if your previous deposit hasn't been returned. The Let Alliance Nil Deposit Scheme removes some of this struggle providing you with a more affordable alternative to the traditional deposit system.

How does it work?



Instead of paying a full deposit, you pay a non-refundable nil deposit service charge; **significantly less than a traditional deposit**, this can be as low as the equivalent of **just 1 weeks rent plus VAT**. What you do with the money you save is up to you.



Throughout your tenancy you will have **tenant's liability insurance** in place - **this will protect you** and the landlord against accidental damage to the landlord's fixtures, fittings and furniture.



The Let Alliance Nil Deposit scheme is **fair for everyone**; upon the end of the tenancy you pay for any damage or rent arrears. Any disputes will be handled by an independent adjudicator.



The Nil Deposit Scheme is renewable every 6 months, with a **renewal fee of £15 inc VAT** which is payable to Let Alliance.

**For more information contact the Let Alliance Team on 01244 621862
or email nildeposit@letalliance.co.uk
This is not an insurance policy**



The alternative to a **traditional deposit**

Moving home is an expensive time for tenants; pulling together money for a deposit, first month's rent and other associated moving costs can be a real struggle, especially if their previous deposit hasn't been returned. The Let Alliance Nil Deposit Scheme removes some of this struggle providing tenants with a more affordable alternative to the traditional deposit system.

How does **it work?**



Instead of paying a full deposit, the tenant pays a non-refundable nil deposit service charge; significantly less than a traditional deposit, this can be as low as the equivalent of just 1 weeks rent plus VAT.



The Let Alliance Nil Deposit service manages payment of any entitlement for any breach of the tenancy agreement up to 6 week's rent, via your letting agent.



Throughout the tenancy the tenant will have tenant's liability insurance in place - this will protect against accidental damage to your fixtures, fittings and furniture.



The Let Alliance Nil Deposit scheme is fair for everyone; at the end of the tenancy the tenant remains liable for any damage or rent arrears. Any disputes will be handled by an independent adjudicator.

Landlord **Benefits**



Reduce Void Periods - stand out from the crowd with more choice for potential tenants



Deal with end of tenancy disputes quicker

www.LetAlliance.co.uk

Nildeposit@letalliance.co.uk

01244 621862



Nil Deposit vs. Traditional cash deposit

Traditional cash deposit



Nil Deposit

What you pay up front

5 weeks rent

registered in an approved deposit protection scheme for the full term of the tenancy

1 weeks rent + VAT

prior to the tenancy commencing

£15 inc VAT every 6 months thereafter

Advantages

+ Deposit returned*

in full at the end of the tenancy

* provided you have adhered to your tenancy obligations, for example no damage and all rent has been paid

+ Cashflow

you only have to find the equivalent of 1 weeks rent up front

+ 30 day maximum

dispute adjudication completed within 30 days

+ Move quickly

no waiting to raise the full 5 weeks cash deposit

Disadvantages

- Cashflow

you have to find the 5 weeks up front and this will need to be paid to your agent in cleared funds

- Inaccessible funds

nothing is returned until the end of the tenancy

- Lengthy disputes

any damages could lead to a dispute with the agent/ landlord which could be lengthy

- No return funds

no funds returned at the end of your tenancy

- Still liable

you are still liable for any damages or unpaid rent and will be required to pay for this




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NIL DEPOSIT BI-MONTHLY TENANT NEWSLETTER EXAMPLE






Protecting your home this Spring

Let Alliance

As part of your Let Alliance Nil Deposit Club Membership, we're here to advise you with some hints and tips on how best to protect your home.

At Let Alliance, our aim is to ensure that all of our customers have smooth-running tenancies, so every two months we'll be sending you handy hints and tips to help you protect your home whatever the weather. This month, we're helping to prepare your home in time for Spring.

Top Spring tips from our Nil Deposit team:

- **Check drains and gutters.** Remember to keep them clear as if blocked drains cause issues with damp etc, you could be liable for contractors call out charges or cost of repairs.
- **Protect windows and fixings.** In the changing weather, windows can shrink and expand. If you have any difficulty in opening or closing windows, contact your letting agent before trying to force anything as if anything gets damaged you may be liable for repair costs.
- **Gardening season is upon us.** If you're feeling inspired to prepare your garden for summer, double check with your landlord or letting agent to make sure that you have permission to make any major changes to the garden.

Don't forget...

Last month we updated your Nil Deposit Terms & Conditions by replacing this document with your Tenant Membership Certificate and these changes are now in effect. However, please keep your original documents as you may still need to refer to them for payment and liability information. You can view and download the new certificate below and here's a quick summary of the key changes:

- The charge for the Nil Deposit renewal will be £15 inclusive of VAT which is payable 6 months from the date the original payment was made and every 6 months thereafter.
- You will no longer be charged when adding/removing tenants or making changes to the Nil Deposit agreement.

[Download your Tenant Membership Certificate](#)

Don't forget, your current Nil Excess tenants liability insurance means that you're protected against any damages to the landlord's fixtures and fittings, so no need to worry about those accidents in the home that can damage the landlord's property. **Why not add additional cover for your personal belongings from as little as £5.29 with our Tenants Contents Insurance?**

[Click here for an instant quote](#)

We hope you've found our Spring hints and tips useful and look forward to sharing our next update with you in the coming months. In the meantime, if you have any questions or want to chat more about Nil Deposit, [email the team](#) or give us a call on **01244 621862**.

Kind regards,
The Let Alliance Team.

Top Spring tips from our Nil Deposit team:



Check drains and gutters. Remember to keep them clear as if blocked drains cause issues with damp etc, you could be liable for contractors call out charges or cost of repairs.



Protect windows and fixings. In the changing weather, windows can shrink and expand. If you have any difficulty in opening or closing windows, contact your letting agent before trying to force anything as if anything gets damaged you may be liable for repair costs.



Gardening season is upon us. If you're feeling inspired to prepare your garden for summer, double check with your landlord or letting agent to make sure that you have permission to make any major changes to the garden.

NIL DEPOSIT BI-MONTHLY AGENT NEWSLETTER EXAMPLE



Everything you need to know about your Nil Deposit tenancies and what you need to do.

As a Let Alliance Nil Deposit customer, we know that you're well ahead of the competition in providing the best choice for your landlords and tenants. Offering Nil Deposit means happier tenants, more affordable renting, less void periods for landlords and increased protection for your business.

In the event of dilapidations or rent arrears, here's a quick reminder of the key things you need to do to ensure a smooth end of tenancy process in three simple steps...

1. Ensure check-out is conducted within **7 days** of the tenant vacating the property. We would encourage you to meet with tenants at the property on the day of inspection.
2. Contact your tenants and agree payment and collection.
3. Make your entitlement request to Let Alliance **within 31 days of check-out** if you are unsuccessful in collecting payment from the tenant.

Remember... If your tenant has not made payment for any dilapidations/arrears and you need to submit an entitlement request, you will need the following:

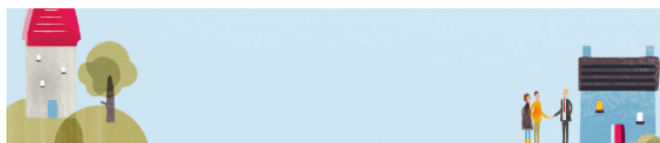
- Ingoing inventory including photographic evidence
- Mid-term inspection reports
- Check-out Report with photographic evidence
- Copies of invoices/quotes/estimates for any work required
- A copy of the tenancy agreement
- Up to date Rent Schedule (if rent arrears are included)

[Click here to view the full Nil Deposit Guide](#)

Our aim is to ensure that every customer achieves a smooth end of tenancy process, with minimal void periods for your landlords. If you have any questions or want to chat more about Nil Deposit, please contact the team by clicking the button below or give us a call on **01244 621862**.

Best regards,
The Let Alliance Team.

[Contact the Nil Deposit Team](#)



AGENT NIL DEPOSIT CONTRACT

Agent Nil Deposit Contract

This is a copy of the Nil Deposit Contract in place between the Letting Agent and Let Alliance

Property Address:	<Address Line 1> <Address Line 2> <Address Line 3> <Postcode>
Tenant Name:	<Tenant Name>
Agent Name:	<Agent Name>
Commencement Date Of Contract: *Must not be later than the Tenancy Start Date	<DD/MM/YYYY>
Monthly Rental: *Must not be over £2,500.00 per calendar month	<£XXX.XX>
Limit of Indemnity Under Contract: *This will be the equivalent of 6 weeks rent	<£XXX.XX>

We can confirm that under this Nil Deposit Contract, Let Alliance Limited will provide a guarantee to You / the Landlord up to a maximum of 6 weeks rent should there be a claim made against the Tenant under the terms of the Tenancy Agreement in respect to the condition of the above-mentioned property at the end of the Tenancy Period.

This Contract should be read in conjunction with the Nil Deposit Scheme Letting Agent Terms and Conditions which also forms part of the Nil Deposit Contract as a whole.

You agree that you have read the Nil Deposit Scheme Letting Agent Terms and Conditions, are entitled to act on behalf of the Landlord and are authorised by the Landlord to enter into this Nil Deposit Contract.



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