



No deposits.
More control. Better living.

FlatFair[™] is the simple, safe and affordable alternative to tenancy deposits.

FlatFair.co.uk

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THE BENYON ESTATE

www.thebenyonestate.com

An orange rectangular banner with the word 'Tenants' in white text, positioned over the top right corner of the brick building image.

Tenants



Reduce up-front costs by 6 weeks worth of rent and stay protected from bogus claims



No deposit

Instead of an expensive deposit, pay a small registration fee.



Keeping it fair

Negotiate and pay for claims with full transparency, and stay safe with access to Independent Dispute Resolution.



Healthier finances

Put your money to better use and avoid the cost of double deposits between tenancies.



Control on-the-go

Manage your membership through our simple platform from any device, 24/7.



Pay when you leave

Accidents happen. Simply pay for any damages or rent arrears at the end of your tenancy.



Build your cred

Get rewarded for paying your rent on time and caring for your rented home.

Join flatfair



Pay a small membership fee



Stay safe



FAQs

Why should every tenant use flatfair?

Whilst removing the need for expensive deposits that often overlap between tenancies, we also provide an easier, fairer way to pay for – or dispute – claims made by your landlord.

How much does it cost?

The Benyon Estate are offering to absorb the cost of Flatfair membership, leaving only the flat fee of £15 + VAT for Tenants to pay.

What if I've already paid a deposit?

flatfair is available only on new tenancies through The Benyon Estate.

Am I liable for claims?

Yes. When your tenancy ends, you're fully liable to cover the cost of any damages or unpaid rent as outlined in your tenancy agreement, save for wear and tear.

What happens if I accidentally break something?

It happens! Simply pay at the end of your tenancy.

What happens if I have flatmates?

As with a deposit, you and your flatmates are each jointly and severally liable to treat the property with due care and pay your rent on time.

What happens if there's a change of sharers?

Your Landlord will simply add the new Tenant as a flatfair member once they pay their initial £15 + VAT, with no extra costs incurred to existing tenants.

When does my flatfair membership expire?

Your membership expires in line with your initial tenancy end date, and may be extended by your landlord.

What happens at the end of my tenancy?

As with a deposit, your landlord has the opportunity to either discharge you from the obligations of the tenancy agreement or to raise a claim.

Do you reward good tenants?

We certainly do. Tenants who stick to their rental obligations build up a strong flatscore and benefit from a range of future discounts, as well as the credibility. It's kind of like mates' rates for the people we trust.

What happens if my landlord submits a claim?

If you agree with the claim, flatfair will charge all tenants equally. If you don't agree, you can counter the claim and negotiate until an agreement is reached. We also enable you to dispute the claim and send it to Independent Dispute Resolution.

What happens in the case of disputes?

In the case of a disagreement between you and your landlord, an independent government- authorised dispute resolution provider will decide on the case. Raising a dispute costs £100 + VAT, but we'll refund this once your claim is found to have been made in good faith and of a scrupulous nature.





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Ask your landlord for more information about **FlatFair** or
visit us online at **FlatFair.co.uk/tenants**



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