



SHARED HOUSING LIST 2010 - 2011

All properties that Tiger Property Partners manage are **BROADBAND READY** & have uPVC double glazing, alarm systems and gas central heating amongst the standard features. **We can build all utility bills into your rent too & some landlords will accept applications from single tenants looking for shared houses !**

Although shown as a weekly figure all rents are payable per calendar month.

CALL TIGER NOW ON 0161 434 2444

4 BED PROPERTIES AVAILABLE

79 LLOYD STREET SOUTH, RUSHOLME, MANCHESTER M14 7LF / 3 DOUBLES + 1 SINGLE

Nice house on good road. Gas central heating & double glazing. Shower room. Good sized new kitchen with fridge freezer. Separate communal lounge. uPVC double glazing. **RENT £47pppw £203pcm (DEPOSIT £235)**

6 BRAEMAR ROAD, FALLOWFIELD, M14 6PS / 4 DOUBLE BEDROOMS / UP TO 20meg

BROADBAND INCLUDED. Nice house on good road. Gas central heating & double glazing. House alarm. Shower room. Good sized kitchen with fridge freezer, microwave. Separate communal lounge. uPVC double glazing. **RENT £70pppw (£303pppcm) / DEPOSIT £350 (REF: WAYNE/M).**

12 KINGSWOOD ROAD, FALLOWFIELD, M14 6SB / 4 DOUBLE BEDROOMS / UP TO 20meg

BROADBAND INCLUDED. Great shared house on a quiet road near the heart of 'student central'. Gas CH. Large lounge with separate dining kitchen. 5 – 10 Mins walk to Sainsburys on Wilmslow Road. **RENT 4 x £70 pppw / (£303.33pppcm) / DEPOSITS £350 (Ref: IMRAN/M)**

16 KINGSWOOD ROAD, FALLOWFIELD, M14 6SB / 4 DOUBLE BEDROOMS / UP TO 20meg

BROADBAND INCLUDED. Great shared house on a quiet road near the heart of 'student central'. Gas CH. Large lounge with separate dining kitchen. 5 – 10 Mins walk to Sainsburys on Wilmslow Road. **RENT 4 x £70 pppw / (£303.33pppcm) / DEPOSITS £350 (Ref: IMRAN/M)**

.....REMEMBER, OUR LANDLORDS MAY BE PREPARED TO NEGOTIATE ON THE RENT AMOUNTS SO WHY NOT MAKE AN OFFER ?

BROADBAND, PLEASE NOTE: Although advertising broadband speeds of up to 20 meg in our managed properties, Tiger Property Partners cannot guarantee the actual speed of the broadband service received in each property – this depends on the distance of the property from the serving exchange, and the type of wiring and hardware used amongst other hardware constraints. Please ask for details.

TENANTS NOTICES: FEES

AGENCY FEE:

It is the policy of Tiger Property Partners to charge student tenants an administration fee of £85 per person (£72.35 + VAT) when the commitment is made to reserve or take a property. We also require all tenants to complete a full application form giving us information such as background details, banking details, family, guarantor and next of kin details etc., plus pay the deposit within 1 month of making that commitment.

DEPOSIT:

A main deposit equal to 5 weeks rent is required before the commencement of the tenancy as security for the performance of the tenant's obligations. This deposit will be repaid to the tenant only at the end of the tenancy, without interest added, when it is shown all keys have been returned, the property is handed back in at least the same condition it was at the beginning (normal wear & tear is accepted), and subject to nothing in the property being broken, damaged or missing.

FOR TENANCIES BEGINNING JULY 1st IN EACH ACADEMIC YEAR:

Unless otherwise stated it is usual practice for our landlords of student houses to charge half rents during the summer months of July and August if you are not moving into the property as a 'Summer Retainer' concession.

FOR TENANCIES NOT BEGINNING IN JULY or AUGUST:

If you cannot move in for 2 weeks or more you can also hold your required property by paying an additional holding deposit of £150 to do so, thereby stopping us from offering the property to anyone else. However should you withdraw for whatever reason, you may automatically lose this deposit.

PROTECT YOUR DEPOSIT - INSURANCE NOTE !:

Tiger Property Partners Ltd. is an introducer for Endsleigh Insurance Services Ltd. On completing an application form to reserve a property you will be asked for permission to pass your details on to Endsleigh Insurance Services Ltd for the purposes of providing you with a free and no obligation Tenants Contents Insurance quote.

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