



**Tiger Property Partners Ltd SHARED HOUSING LIST
2012 - 2013**

Most properties that Tiger Property Partners manage are SUPPLIED WITH BROADBAND UP TO 24meg BANDWIDTH ALREADY RUNNING * & 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

3 BED PROPERTIES AVAILABLE

13 CAMBORNE ST, RUSHOLME M14 7PH / 3 DOUBLE BEDROOMS. Nicely presented house off Platt Lane and about 3 - 5 mins walk to buses / Wilmslow Road & 'The Curry Mile'. Extended kitchen, washing machine, tumble dryer, fridge/freezer, gas central heating, new uPVC double glazing, kitchen & bathroom. **RENT £60pppw / £260pppcm (total rent £780pcm) / DEPOSITS £300** (REF: HON/M)

76 BRAILSFORD ROAD, FALLOWFIELD, M14 6PY / 3 DOUBLE BEDROOMS / up to 24meg BROADBAND INCLUDED as standard. Nice shared house on a good road in the heart of 'student central'. Gas CH. Lounge with separate kitchen. **RENT £67pppw (£290.34pppcm – total rent £871pcm) / DEPOSITS £335pp** (Ref: McEWEN/M)

21 SHERLOCK ST, FALLOWFIELD, M14 6QY / 3 DOUBLE ROOMS + 1 SINGLE/ New 4 bed property completely refurbished to a high standard, all new furniture, 1 bathroom, flat screen TV's in all bedrooms, dish/washer, washer/dryer, D/B glazed, decked area at the back, gas central heating. Great property in great location **RENT £85pppw (£368.34pppcm – total rent £1105pcm) / DEPOSITS £425pp** **It's a 4 bed house but landlord will let to 3** (Ref: Punk/LO+)

12 ASHFIELD ROAD, LONGSIGHT, M13 0ZW / 3 DOUBLE BEDROOMS & 1 single Gas central heating & double glazing. Bathroom with bath & shower. Good sized kitchen with fridge freezer. Separate communal lounge. uPVC double glazing. / **RENT FOR SHARERS £715pcm** **It's a 4 bed house but landlord will let to 3** (REF: WAYNE/LO+)

13 HART ROAD FALLOWFIELD MANCHESTER M14 LD / 3 DOUBLE ROOMS & 1 SINGLE Lounge + TV, comfortable furniture, kitchen /diner, shower room /toilet, garden front /back, washing machine / tumble drier, mains wired fire alarms, extinguisher and blanket, security alarm, spy hole in front door ,outside security lighting. Gas Fired Central Heating. All rooms have separate wash basins **It's a 4 bed house but landlord will let to 3 / RENT £63pppw (£237 / DEPOSIT £315)** (REF : JOHNSTON)

73 HART ROAD, FALLOWFIELD, MANCHESTER M14 7AE / 3 DOUBLE ROOMS Lounge + TV , new comfortable furniture, kitchen (new), bathroom and toilet (new), garden front and back , off road parking and unrestricted roadside parking, garden shed at rear with plenty of storage space, washing machine/tumble drier, mains wired fire alarms, extinguisher and blanket, security alarm, outside security lighting. Gas Fired Central Heating. / **RENT £63pppw (£237 / DEPOSIT £315)** (REF : JOHNSTON)

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

TENANTS NOTICES:

AGENCY FEE

It is the policy of Tiger Property Partners to charge student tenants a non refundable administration fee of £90 per person (£75 + VAT) when the commitment is made to reserve or take a property. This acts firstly as a reservation fee and we stop other people viewing the property when you make this commitment, but is also required as a form of financial commitment.

NEW APPLICATIONS

We 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.

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 is due within 1 month of making the commitment to take a property and will be registered by Tiger with the Deposit protection scheme run by MyDeposits.co.uk. The deposits are returned to tenants only after the end of the tenancy, without interest added, when it is shown all tenants' bills have been paid off, when all keys are returned, when 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 house being broken, damaged or missing on inspection by a member of the Tiger team. If deductions for cleaning, repairs, redecoration etc are deemed by Tiger or the Landlord to be necessary then those costs would normally be deducted from the deposit and the balance returned to the Tenant.

FOR TENANCIES BEGINNING JULY 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 your tenancy contract starts on July 1st. This is a concession and holds the property for you as a 'Summer Retainer'. If any housemate wishes to move in full time during this period it is normal that full rent is paid by that/ those individuals.

FOR NORMAL TENANCIES NOT BEGINNING IN JULY / SEPTEMBER

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 & YOUR POSSESSIONS - 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.

BROADBAND, DISCLAIMER NOTE:

Although advertising broadband speeds of up to 24meg 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 if still in doubt.