



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 FITTED * & 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

6 BED HOUSES AVAILABLE

28 FURNESS ROAD, FALLOWFIELD, M14 6LX - This luxurious 6 double bed Victorian property is fully furnished & decorated to a very high standard. BROADBAND IS INCLUDED! Set on one of the most desirable roads in Fallowfield, this brand new refurbishment won't be on the market long, so hurry and book your viewing! The house comes complete with all mod cons, including dishwasher, washer/ as well as the communal living area. All windows are double glazed & the house is warmed by gas central heating. Each bedroom has an individual door lock & the house is fitted with mains wired smoke & burglar alarms. **6 x £80pppw (£400pppcm)** REF: VOKES

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

TENANTS NOTICES: FEES

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.