

Parker Baker

RESIDENTIAL LETTINGS

STUDENT TENANCY GUIDANCE NOTES

Viewings:- Strictly by appointment only and arranged via this office. Please ensure all members of your intended household are able to attend.

Offers:- Offers will only be accepted provided you have the full quota of people to fill the student property ; ie for a 7 bedroom house there must be seven people in your group.

Charges:- There is an administration charge per student levied by Parker Baker. This covers the administration and tenancy agreement costs, and is payable at offer stage. It is non-refundable thereafter.

Rent:- The rent for each letting room is set at one calendar month and is non-negotiable. The rent for 1st September to 30th September is to be paid prior to 1st September and thereafter by monthly standing order on the 1st day of each calendar month of the tenancy.

Term:- The term of the tenancy will be ten months, being 1st September to 30th June .

Retainer Rent:- Half rent to cover the summer period 1st July to 31st August whilst the property is prepared for your occupation. It ensures that the property is not subject to other offers and will be available to you in September. The retainer rent is payable upon acceptance of your offer to rent the property and is non-refundable thereafter.

Retainer Period:- During the retainer period you will not be permitted to live in the property, or to move belongings into the property. Any concessions made in respect of access or storage of your belongings at the property is strictly at the discretion of the Landlord, and neither the Landlord nor the Agent accepts any liability in this respect. Tradesmen and other persons as required will have access to the property during the retainer period without prior appointment. You must have adequate insurance in place to cover any potential loss or damage to your belongings in the event that any such concession for storage or access is made to you.

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the same day and therefore the first person to take possession will have the communal inventory check-in conducted with them, and thereafter we will do each room only. Appointments are not generally available at weekends.

Property Management:- We will be managing the property during your tenancy and any maintenance issues should be directed to us. We do have to gain the authority of the Landlord to instruct expensive or extensive repairs.

You should familiarize yourself with the property upon occupation and be confident that you know where the water stop cock, gas mains lever and electric fuse box are so that you may turn off the supplies in an emergency.

If you smell gas, or have any reason to suspect a Gas leak you should telephone Transco straight away and they will attend the property free of charge to investigate and make safe. Transco's number is:- Free-phone 0800 111 999.