

Renting a property

Finding the house.....

- Collect a property list
- Read through it and note the properties you are interested in
- Check the viewing arrangements

If you would like to arrange viewings, please contact the office (0116) 2852020.

Reserving the house.....

To reserve a property you will need to;

- Complete a Personal Details form
- Complete a standing order to cover the summer retainer (July and August, usually half rent)
- Complete a standing order to cover the rent from September
- Sign the contract
- Provide the damage deposit, usually £150.00
- Pay administration costs of £30.00 inc VAT

If the tenancy is shared, **ALL** prospective tenants must complete the above together, applications cannot be processed individually. Therefore if three of you wish to sign a shared tenancy, all three must come to the office together to complete the reservation.

Deposits must be paid in advance for the property. This is because there is no guarantee that you will have your entire damage deposit returned at the end of your current tenancy to transfer to your new property.

You may call into the office at any time to reserve a property, however there may be some waiting time and priority will be given to those that have made an appointment. This can be done by calling the office on (0116) 2852020

To enable you to do the above you will need to have;

- All the tenants
- Bank details, account number and address
- £180.00 cash, unfortunately, we do not have card facilities

Additional Notes

- Once a property has been reserved it will be deleted from the available list within 24 hours, however, properties will not be placed on hold, **all** will be reserved on a first come first served basis.
- The tenancy will not commence until the 1st September 2005, therefore keys will not be available prior to that date. The retainer paid for the summer months is not rent, and tenants do not have the right of access until the tenancy commences.
- Keys will be available from the office from Thursday 1st September 2005, however **NO** keys will be released if there are any arrears on the property irrespective of who is in arrears.
- There is a £10 deposit for keys, this is refundable upon the return of the keys at the completion of the tenancy.

Address	No of Beds	Rent	GCH	Double Glazing	Washing machine	Cooker	Fridge	Freezer	Fridge freezer	Microwave	Shower	Viewing Arrangements	Extra notes
Browning Street	3	55	Y	Y		Y	Y				Y	P	
Bruce Street	3	50	Y	Y	Y	Y			Y		Y	p	
Filbert Street East	3	55	Y	Y	Y	Y			Y	Y		P	
Jarrom Street	3	60	Y	Y		Y			Y		Y	P	
Keswick House	3	295	Y	Y	Y	Y			Y		Y	o	
Mantle Road	3	60	Y			Y			Y		Y	P	
Mantle Road	3	60	Y			Y			Y		Y	P	*Negotiable
Paget Road	3	50	Y	Y	Y	Y	Y		Y		Y	p	
Saxon Street	3	55	Y	partly	Y	Y			Y		Y	p	
Shaftsbury Road	3	50	Y	Y	Y	Y	Y		Y		Y	p	
Ullswater Street	3	60*	Y		Y	Y			Y	Y	Y	p	
Western Road	3	55	Y	Y	Y	Y			Y		Y	p	
Wilberforce Road	3	50	Y		Y	Y			Y			P	
Wilberforce Road	3	£60*	Y	Y	Y	Y			Y	Y	Y	p	
Barclay Street	4	55*	Y	part	Y	Y			Y		Y	p	* £45 for small room

Address	No of Beds	Rent	GCH	Double Glazing	Washing machine	Cooker	Fridge	Freezer	Fridge freezer	Microwave	Shower	Viewing Arrangements	Extra notes
Barclay Street	4	55*	Y		Y	Y			Y	Y	Y	o	* negotiable
Beaconsfield Road	4	50	Y		Y	Y			Y		Y	P	
Beaconsfield Road	4	50	Y		Y	Y			Y		Y	P	
Bisley Street	4	44	Y		Y	Y			Y		Y	p	
Bisley Street	4	44	Y		Y	Y			Y		Y	p	
Briton Street	4	55	Y			Y			Y		Y		
Briton Street	4	55*	Y		Y	Y			Y	Y	Y	P	completely renovated this summer
Browning Street	4	55	Y	Y		Y	Y				YYY	P	
Bruce Street	4	40	Y	Y	Y	Y			Y	Y	Y	P	* negotiable
Cambridge Street	4	55*	Y	part	Y	Y			Y		Y	p	* £45 for small room
Cambridge Street	4	47.5	Y	Y	Y	Y			Y			p	
Filbert Street East	4	50	Y	Y	Y	Y			Y		Y	p	
Gaul Street	4	50	Y	part	Y	Y			Y		Y	p	
Gaul Street	4	50	Y	part	Y	Y			Y		Y	p	
Gaul Street	4	55*	Y	part	Y	Y			Y		Y	p	* £45 for small room

Address	No of Beds	Rent	GCH	Double Glazing	Washing machine	Cooker	Fridge	Freezer	Fridge freezer	Microwave	Shower	Viewing Arrangements	Extra notes
Grasmere Street	4	55*	Y		Y	Y			Y		Y	P	
Grasmere Street	4	50	Y			Y			Y			p	
Grasmere Street	4	60*	Y		Y	Y			Y	Y	Y	p	
Grasmere Street	4	60*	Y		Y	Y			Y	Y	Y	P	
Hazel Street	4	50	Y	Y	Y	Y			Y		Y	p	Modern Kitchen
Jarrom Street	4	55	Y		Y	Y			Y		Y	P	
Jarrom Street	4	47*	Y	Y	Y	Y			Y	Y	Y	p	
Luther Street	4	44		Y	Y	Y			Y		Y	o	Storage Heating
Marlow Road	4	47	Y	Y	Y	Y			Y	Y	Y	p	
Norman Street	4	55*	Y		Y	Y			Y	Y	Y	P	* £45 for small room,dryer
Paton Street	4	£49	Y		Y	Y	YY			Y	Y	P	
Ridley Street	4	£45	Y	Y	Y	Y			Y		Y	o	
Saxon Street	4	55*	Y	part	Y	Y			Y		Y	p	*£45 for small room
Stuart Street	4	55*	Y	part	Y	Y			Y		Y	p	*£45 for small room
Stuart Street	4	55*	Y	part	Y	Y			Y		Y	p	*£45 for small room
Tewskbury Street	4	45	Y	Y	Y	Y			Y	Y	Y	P	

Address	No of Beds	Rent	GCH	Double Glazing	Washing machine	Cooker	Fridge	Freezer	Fridge freezer	Microwave	Shower	Viewing Arrangements	Extra notes
Thirlmere Street	4	55	Y	Y		Y			Y		YY	P	intruder alarm
Tudor Road	4	47.5	Y	Y	Y	Y			Y		Y	o	
Tudor Road	4	55	Y		Y	Y	Y	Y	Y	Y	Y	P	new Kitchen & bathroom
Ullswater Street	4	50	Y	Y	Y	Y	Y		Y	Y	Y	P	
Walton Street	4	50	Y	Y	Y	Y			Y		Y	P	
Walton Street	4	50	Y	Y	Y	Y			Y			P	
Western Road	4	55*	Y	partly	Y	Y			Y		Y	p	* £45 for small room
Western Road	4	55*	Y	partly	Y	Y			Y		Y	p	* £45 for small room
Western Road	4	55*	Y		Y	Y	Y	Y		Y	Y	p	* £45 for small room
Western Road	4	55	Y	Y	Y	Y			Y		Y	P	
Wilberforce Road	4	60	Y			Y			Y		Y	P	
Windermere Street	4	50	Y	front	Y	Y			Y		Y	P	
Windermere Street	4	50	Y	Y	Y	Y			Y		Y	p	
Beaconsfield Road	5	60	Y		Y	Y			Y		Y	P	
Bramley Road	5	50	Y			Y			Y		Y	P	
Brazil Street	5	55*	Y			Y			Y		Y	P	

Address	No of Beds	Rent	GCH	Double Glazing	Washing machine	Cooker	Fridge	Freezer	Fridge freezer	Microwave	Shower	Viewing Arrangements	Extra notes
Cambridge Street	5	50	Y			Y	Y				Y	P	
Cambridge Street	5	40	Y	Y	Y	Y			Y	Y	Y	P	* negotiable
Cambridge Street	5	50	Y		Y	Y			Y		Y	P	2 bathrooms
Cavendish Road	5	50				YY	YY		YY		Y	L	
Fosse Road South	5	45	Y	Y	Y	Y	Y	Y	Y	Y	Y	P	
Fosse Road South	5	45	Y	Y	Y	Y			Y	Y	Y	p	alarm, TV, DVD, Dryer
Fosse Road South	5	45	Y	Y	Y	Y			Y	Y	Y	p	alarm, TV, DVD, Dryer
Grasmere Street	5	50	Y	Y	Y	Y			Y		Y	p	
Shaftsbury Road	5	£46	Y	Y	Y	Y			Y		Y	p	
Windermere Street	5	50	Y	Y	Y	Y			Y		Y	p	2 Toilets & Fitted Kitchen
Cavendish Road	6	50				YY	YY		YY		Y	L	
Equity Road	6	43	Y	Y	Y	Y			Y		Y	p	
Fosse Road South	6	48*	Y	Y	Y	Y			Y		Y	p	
Sweetbriar Road	6	40	Y		Y	Y	Y		Y	Y	Y	p	

This list is correct as of February 2, 2005

Please note that to secure a student property the following charges are made:

Security deposit of £150 per student entering into the Tenancy

Administration charge also of £30 (inc. VAT) per student.

ALL SECURITY DEPOSITS ARE NON-REFUNDABLE.

The above amounts must all be paid in cash.

On signing of the tenancy agreement bank details must be supplied.

All tenants will be issued with a Guarantor Form.

The first months rent must be paid in cash on signing the tenancy agreement.

On collection of keys, a deposit of £10 is required for each set given out, to be returned when ALL keys are received at the end of the tenancy.