

Information about your tenancy

Tenant Information

We want you **to be happy**
in your **new home...**
with **zero hassle...**

Sanderson
James



Sanderson James act as agents on behalf of the landlord who owns the property you are renting. We have an obligation to the landlord to ensure the tenancy runs as smoothly as possible, the rent is paid promptly and the property is maintained to the standard at which it was received.

The Agreement

The agreement you sign is a legal document; it is between the owner of the property (The Landlord) and yourself (The Tenant). You should read the agreement carefully and ensure you understand it fully, if in doubt consult a solicitor. The agreement places legal obligations on you, some of which are explained below.

The agreement you sign will be an Assured Shorthold, which means that you can stay in the property for the period of the agreement (provided you meet all the obligations of the agreement). If the landlord wishes to end the tenancy you will be given two months notice to quit the premises. You can only leave the property at the end of the period stated in the agreement (if you wish to leave when the agreement is due to run out you should notify us in writing, giving us a minimum of one month notice prior to the ending of that agreement). If you vacate the property early and do not give a full months notice YOU WILL BE RESPONSIBLE FOR THE RENT PAYMENTS FOR THIS PERIOD.

Everybody living at the property over the age of eighteen must be named on the agreement. You cannot move anyone into the property unless you have informed us (in writing) and we have permission for you to do so from the landlord.

Inspections

We have an obligation to conduct regular inspections of all tenanted accommodation. Inspections will be carried out periodically to ensure the property is not in need of repair and to ensure you are looking after the property. You will be given written notification when an inspection is due to be conducted.

Your responsibilities...

Faults & Repairs

If there is a problem with the property, you must inform us in writing immediately (failure to do so may mean that you are held partially responsible should the delay result in added deterioration). Once we have been informed of a fault we will contact the landlord and act upon their instructions. You must not instruct a contractor to undertake any work. If you do it will be at your own expense.

Smoke/Fire & Carbon Monoxide Detectors

When any such devices are fitted in the property you rent, you have an obligation under section 2.7 of the tenancy agreement to ensure they are checked regularly and are kept in good working order, if you become aware of a fault you must notify ourselves immediately.

Decorating

Should you wish to make any changes to the property, you must inform us in writing and wait until permission is given before any work commences.

Deposits

We require a deposit for every tenancy, which is refundable only after you have vacated the property and provided that:

- Your rent is paid up to date
- The property has been well maintained
- The items listed on the inventory are all present and in good condition

The landlord and ourselves must be satisfied with the property before the deposit is refunded.

Rent

You are responsible for ensuring the rent is paid in full and on time. We have facilities to enable you to establish a standing order which will mean payments being taken directly from your bank. If you are in receipt of Housing Benefits you have an obligation to ensure that payments are made as quickly as possible. Please note we will also be checking your application with the housing benefits office.

Note: Should the landlord or ourselves incur any costs as a result of a late payment in rent, this cost will be passed on to yourself.

Insurance

The landlord is responsible for insuring the property and any items which belong to them that are left in the property. YOU must insure your own belongings. The landlord and ourselves cannot be held responsible for any loss suffered by yourself whatever the circumstances.



Not At Home?

If you are going to be away from the property for more than three days at any one time you must inform us in writing. The property being unoccupied may affect the house insurance and we may have to take steps to protect the property.

Vacating

You must vacate the property on the agreed date (usually the last day of the agreement). We will make an appointment to meet you at the property where we will read your meter(s) and take the keys. We will require a forwarding address to which your deposit can be sent.

Pets

You cannot have any pets unless we have permission from the landlord in writing. You must consult us prior to obtaining a pet and submit a written request to have a pet stating the age, type and breed.

We want you to be happy in your new home...

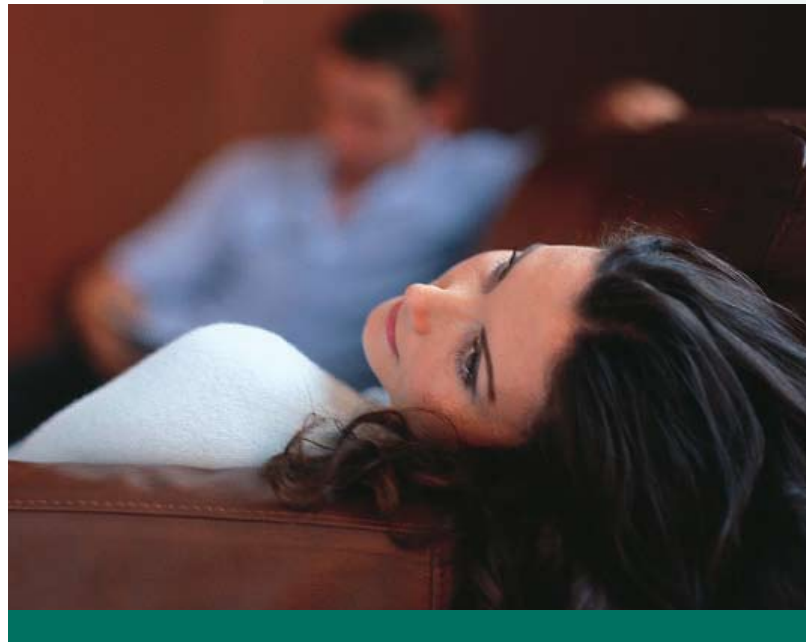


Our team are always happy to help. You can contact us on 0161 231 9696.

Please make sure that you:

- Pay the rent on time
- Look after the property
- Tell us about any problems immediately

If there is anything you are not sure about then please ask us to explain.



Useful telephone numbers

TRANSCO (GAS LEAKS)	0800 111 999
POWERGEN	0800 195 0101
UNITED UTILITIES	0845 746 2200
MANCHESTER COUNCIL TAX	0161 234 5000
STOCKPORT COUNCIL TAX	0161 480 4949
MANCHESTER ROYAL INFIRMARY	0161 276 1234
MAINTENANCE	0161 231 9696 (Option 2)

Emergency repair contact numbers are available on our after office hours answerphone service.



Voted estate agent of the year for Manchester & Cheshire



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