

Group House Viewings Saturday 4th December 2010

We will be holding a “group viewing” for each house, so everyone who wanted to see it will be there at the same time.

We have to do this, because doing separate times for each group of people would take all day for one house, and would be VERY inconvenient to the current tenants – it is better for them to get the viewings process over in one go, than to have us showing people around every half hour or so for most of a day.

Viewing times as follows:

11am – 75 Headcorn Drive (6 bed house, £2100 per month)

12 noon – 11 Hunton Gardens (5 bed house, £1800 per month)

12 noon – 162 Wincheap (4 bed house, £1300 per month) – we will then show **117 Wincheap & 77 Wincheap** which are also 4 bedroom houses for the same rent a few minutes walk away.

1pm – Worthgate House (6 bed house, £2200 per month)

2pm – 62 Wincheap (6 bed house, £1900 per month) – we will then show **150 Wincheap** if it is available (another 6 bed house on the same street, also £1900 per month)

3pm – 72 Whitstable Road (6 bed house, £2200 per month)

3pm – 88 Wincheap (7 bed house, £2300 per month)

4pm – 23 Squire Avenue (5 bed house, £1600 per month) and then 39 Miller Avenue (5 bed house, £1600 per month)

Make Sure You Are All Able To Attend the Viewing

It is very likely that if, say, five or six groups of prospective housemates look around a house together, that one group at least will want to say “yes” to the house there and then.

If you are not all at the viewing, you are likely to lose out, because you may not be able to make a quick decision.

By the time you phone your friends to tell them what a nice house it is, or try to arrange for them to come and have a look next week or whatever, it is likely that the house will already be taken.

We will **give preference to groups who are all there**, because we are more certain that they definitely want the house, with no problems with absent “housemates” deciding that they don’t like the house or its location etc later on.

Check out the Locations, Prices, Tenancy Agreement etc before the viewing

Please note that the rent stated does NOT include any bills.

Make sure that you have checked out our Tenancy Agreement (it’s on our web site), the rent for the house, the location and transport options BEFORE the actual viewing, so if you want the house, and need to say “yes” before anyone else does so, you know it will be right for you.

We don't want people telling us that they definitely want to rent a house, and so we turn others away only to have people say "we did not realise what it cost / how far it will be to walk" etc etc a week later.

What Do We Need To Pay and When?

The Tenancy runs from 1st July 2011 – 30th June 2012. Half rent is payable for July and August 2011.

We don't charge deposits, but we do want a £40 per person admin fee, plus the summer half rent for July and August 2011 (one full month's rent) paid in advance.

At the viewing – if your group say you want to take the house, you will need to find the £40 each fee and at least some of the first month's rent.

We understand that it can be hard to get much cash out at a time, so provided you can pay £100 cash total per person, that will be enough to secure the house on the day.

Then, within 14 days of the viewing, you need to find the rest of the summer half rent

We offer discounts for any tenant who pays all of their rent in advance, as follows:

If a person's share of the rent is paid by 1st Feb 2011, 7% discount.

If a person's share of the rent is paid by 1st July 2011, 5% discount.

What Do We Need To Sign?

When you say "yes" to the house, you will need to sign a Tenancy Agreement (you can read these any time on our web site) and complete a simple form giving email address, mobile number, home address and phone numbers etc.

You will also need to take away with you the Parental Guarantee form, to be signed by one of your parents or other UK resident person who is willing to act as your guarantor.

These Parental Guarantees must be signed and returned to us within a month of the viewing taking place.

Commitment

When you say "yes" to taking a house, we will (probably there and then) have to tell quite a lot of other people "no, sorry, this house is no longer available".

You will sign a legally-binding agreement, and hand over some money.

Please do not sign, unless you are certain that you definitely do want to take the house.

If you change your mind, it costs us time and money to contact the other people who were interested, re-advertise the house, then come down to do another viewing etc etc, and it costs you money in terms of losing the cash paid over.

What Do Bills Usually Cost?

If you reckon on adding between £7 to £10 per person per week for each person's share of electricity, gas and water bills, plus a TV licence and share of broadband internet, you won't be far off, depending on how warm you heat your house, etc.