

Info for tenants...

At Dales and Peaks we aim to rise above our competitors by offering you the best service possible at a reasonable price. By selecting us in your search for a suitable property we will strive to make every effort to find a property that meets your criteria. We have a flexible and approachable team, who will go out of their way to meet your needs. We offer accompanied viewings and unlike most agents we will do viewings in the evenings and all day on Saturday.

We are a Chesterfield based agent but we have properties as far as Derby, Rotherham, Buxton and further a field. We let and manage furnished and unfurnished flats, apartments and houses .

Please note that for your safety and peace of mind -

- All of our managed properties are CORGI gas safety certificated / GAS SAFE certificated and inspected for electrical safety and furniture fire safety
- Security deposits (bonds) are held with the Deposit Protection Service

Guide for Tenants

Finding a property

The first step is to register with us.

We then search our database for suitable properties for you to view. We will log your details so that we can contact you as suitable properties become available. It is wise to start looking about a month before you wish to move, as the more desirable properties are viewed and reserved quickly. We will consider DSS on application, but it is ultimately down to the individual landlord to accept or decline.

All our tenancies are granted for a minimum term of 6 months, except for Serviced Apartments which are charged on a nightly basis.

Useful Information:

Viewings

Viewings will be arranged at times to suit you, including evenings and weekends and you will invariably be accompanied by a member of staff, who can give advice and answer any questions you may have.

Reserving the property

Once you have decided on a property, you will need to reserve it by paying a holding deposit which

will vary from £100 - £300 dependant upon how long you wish us to hold the property for. Once the tenancy goes ahead, this will be deducted from the monies due before you move in. If the landlord declines to grant the tenancy, it will be refunded. However the deposit will be forfeit if you decide not to proceed for any reason, or if you fail to provide complete and accurate information in your application.

References

As a minimum we will require satisfactory references from your employer (or college) and a previous or current landlord. We may also require a personal reference and sometimes a guarantor. In addition a credit check will be undertaken. We may use the services of an independent referencing company to obtain and evaluate these references.

Rents

Rents are normally quoted calendar monthly and payable monthly in advance. The tenant is usually also responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs. All rents are payable by bank standing order to our company bank account.

Deposit

A security deposit of a minimum of one month's rental must be paid and will be held by The Deposit Protection Service. This is held to cover damage, breakages and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.

Fees

We charge an administration fee of 10% of the first month's rent and a further £50 per person to cover all referencing costs including credit referencing.

Insurance - for Tenants

As appointed agents for **HomeLet** we are able to offer a variety of insurance policies for both landlords and tenants, including the following -

Contents

Up to your selected sum insured for damage to your household furniture, equipment, furnishings, clothing and personal possessions whilst in your home (excludes business equipment).

Landlord's Contents

Up to £2,500 for accidental damage to your landlord's contents, fixtures & fittings for which you are responsible.

Personal Possessions

Up to your selected sum insured for loss or accidental damage to your clothing, watches, jewellery, spectacles, other valuables (excluding mobile telephones) and pedal cycles whilst away from your home anywhere in the UK or whilst temporarily elsewhere in the world. Theft from unattended vehicles must be from a locked boot.

Further details are available on request.