

Residential Letting and Management Services Prospective Tenants Information

TENANCY AGREEMENTS

The tenancy agreements used by John Taylors are known as Assured Shorthold Tenancies. Generally most Landlords are looking for a minimum term of six months. If the landlord and tenant agree to creating a new tenancy agreement for another 6 months then we charge an administration fee of £72 inclusive of VAT.

REFERENCES

John Taylors use an outside agency to collect character, employer and credit references. For this service there is an administrative charge of £50 inclusive of VAT per applicant.

RENTS AND DEPOSITS

Once a tenancy has been agreed the following must be paid:

- one month's rent
- deposit – usually a similar amount to a month's rent
- £100 fee (inclusive of VAT) for the tenancy agreement

If the initial rent is paid by cheque, then at least 5 working days must be allowed for the cheque to clear prior to the commencement of the tenancy.

All rents listed are per calendar month paid in advance, unless otherwise stated and exclude outgoing for gas, electricity, water, telephone and Council Tax.

Please note, cheques should be made payable to: John Taylors (Lincolnshire) Ltd.

**A useful check list for renting a property can be found on:
www.gov.uk/government/publications/how-to-rent**

If you require any further information or wish to view any of the properties listed over leaf, then please contact us.

Opening Hours

Louth Office

Monday – Friday: 9.00 am – 5.00 pm

Saturday: 9.00 am – 1.00 pm

Sunday: Closed

www.johntaylors.com

Louth Office

14-16 Cornmarket Chambers
Louth
Lincolnshire LN11 9PY

Tel: 01507 603648

Fax: 01507 601280

enquiries@johnstaylor.com

Auction Rooms

The Wool Mart
Kidgate
Louth
Lincolnshire LN11 9EZ

Tel: 01507 611107

Fax: 01507 601280

woolmart@johnstaylor.com



Regulated by the RICS

Emergency Repair Procedures

If you rent a fully managed property please contact either our Louth or Market Rasen offices on the contact details provided and we will coordinate emergency repairs on your behalf during the following office hours:

Monday – Friday 9.00am – 5.00pm

Saturday 9.00am – 12.00pm (Market Rasen) / 9.00am – 1.00pm (Louth)

If you rent a non-managed property, please contact your landlord.

OUT OF HOURS EMERGENCY GUIDE:

Gas leak & carbon monoxide alert – Evacuate the property and contact National Gas Service on 0800 111 999

Electric power failure – Check whether there is a power cut via National Grid on 105. Check your fuse box to see whether any fuses or mini circuit breakers have blown/tripped.

Water leak – Turn off the water at the stop cock located on your schedule of condition. If the leak cannot be stopped call our maintenance contractor on 07546 111 721 and switch the power off at your fuse box if it is safe to do so.

Fire – Evacuate the property and call emergency services on 999.

Blocked drains (including sinks & toilets) – if this is causing damage to the property call Block Free 01507 606 443 or 07887 555 025 otherwise please contact the office during opening hours. If the blockage is proved to be due to your misuse of the property then the responsibility for the contractors invoice will be yours.

Locks – If the lock is no longer working or has been damaged due to a break in and you are locked out, please contact our maintenance contractor on 07546 111 721. If you have locked yourself out then you will be responsible for the contractors invoice.

Broken windows – if the window has been broken as a result of vandalism/break in and not due to your actions, please report the crime to the police and obtain a crime number and contact maintenance contractor on 07546 111 721 to arrange for making the window secure.

No heating or hot water – Call the office during working hours or leave a message during out of hours.

Appliances not working – Firstly check there is neither a power cut or a fuse/mini circuit breaker has not been tripped on your fuse box. Switch the appliance off and contact the office during working hours or leave a message during out of hours.

Other repair issues – Unless it is a genuine emergency, please call the office either during working hours or by leaving a message during out of hours.

Please remember that if a contractor is called out as an emergency when a repair is not a genuine emergency then you will be liable for a charge of £52-82 including VAT.

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RESIDENTIAL PROPERTY COMMERCIAL PROPERTY AUCTIONS

Directors: J T Laverack BLE, MRICS. R H Laverack BSc, MRICS. A Laverack

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