

Handy Hints for New Tenants



Mckinley Residential have been involved in letting and managing property for over 15 years and have experienced a number of phone calls from tenants during that time with questions like “What do I have to do about.....” and “How do I.....” so we thought that it would be useful to compile a list of things that you may find useful during your time with us:



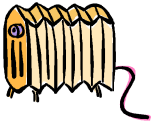
Bills



Once you have been accepted under Mckinley Residential terms and conditions we send a letter off on your behalf to the utility companies to inform them of the names of all the new tenants. They will often write off to one person and address all the bills to that person but can change it if you give them a call to explain that you want everyone's

Alternatively some tenants like to take control of one direct debit each so that everyone is financially responsible for something. Please be aware that it may take some time to provide you with a final bill after you have vacated the property for gas and electric so make sure you have forwarding details for everyone and have informed the company of your meter reading (this takes hardly anytime but can help to save £'s)

Boilers



It is common for students to turn their boilers off over Christmas holidays to save on bills. However this can lead to the pipes becoming frozen and needing urgent repair on your return – an issue that Mckinley Residential or the Landlord are not liable for. We recommend that you adjust your thermostat setting to low and continue to keep it on a timer switch.

Securing the locks



Most properties have a bottom secure lock and we advice that you make use of this as well as locking all windows whilst the property is vacant.

Lights



You may wish to think about setting the lights on timer so that it looks like someone is in the property whilst vacant (timer switches can be purchased very cheaply from Woolworths / IKEA / Homebase for under £5)

Council Tax



Whilst on a full time higher education course it is understood that you are exempt from paying council tax. Please note that as Tenants it is your responsibility to ensure that you have complied with the local authorities requirements and been issued with a certificate confirming that you are exempt. You may find that if the council is being super efficient they may try to invoice you for council tax for the summer holiday whilst your course is not taking place!

Leaving the house before the end of the Tenancy



Occasionally Tenants ask to quit a tenancy early. Landlords are under no obligation to release a tenant from an agreement, but most will provided that a new tenant can be found to take their place for the duration of the tenancy. The responsibility for finding a replacement tenant(s) lies with the existing tenant(s). The new Tenant(s)/occupier must be acceptable to the Landlord and the rest of the Tenant group who are already residing at the property.

Insurance



The structure of the property will be insured by the Landlord, but very few landlords have contents insurance and even if they do, your contents will not be covered. Please let us know if you require insurance for your contents as we can point you in the right direction.

Gardening



Each house has a lawn mower and you will be expected to keep the grass cut and the garden to be well maintained (including the front of the house). Deductions from deposits are often made for failing to do these.

Deposits



Mckinley Residential endeavor to release your deposit back to you as quickly as possible as we are aware you often need this to put down onto the next property. Some deductions may need to be made for repairs or damage to the property by tenants, these often include carpet cleaning, re-painting, unkempt gardens, professional cleaning, removal of waste and broken furniture – please don't be one of them!

Handy Numbers

Mckinley Residential: 0208 418 0846

British Gas: 0845 600 6229

Thames Water: 0845 9200 888

Npower: 08457 145 146 (Electricity)
08457 90 60 50 (Gas)

London Energy: 0800 015 1730

Southern Electric: 0845 600 2006

EDF Energy: 0800 056 6341 / 0808

BT: 0800 800 150