

XXX Helmsley Road, Sandyford, Newcastle-upon-Tyne, NE2 1RD

The Deposit

Each tenant pays £350 (the equivalent of approximately 1 month's rent) as a deposit on signing the tenancy agreement.

The landlords will deposit these sums with the [DPS](#) normally within 24 hours of receipt. The tenants will receive shortly thereafter (ie within a few days) an acknowledgement from the DPS.

At the end of the rental period the landlords will inspect the property with one or more of the tenants and will generally agree on any shortfall in the inventory or significant damage that requires action before the next tenancy begins.

The cost of remedying any defects will normally be deducted by the DPS from the secured deposit when they have verified that landlords and tenants agree. Further details about this are to be found on the [DPS website](#). If appropriate, for example if there were defects in individual rooms, deductions may be made from individual tenants.

In most cases as landlords we have asked the DPS to return tenants' deposits in full because of the care the tenants have taken of the property during the tenancy and because of the cleaning they have carried out at the end. With the cooperation of tenants deposits can be returned within a few days.

The Rent

Rent from 4th July 2018 is £80 per week. This is generally payable in 3 equal termly amounts specified in the tenancy agreement. Please note: when transferring any moneys to the landlords' bank account, it is the tenants' responsibility to check the bank details very carefully as the bank may not be able to retrieve any sum that goes astray. There are no fees to pay to any agent.

Rent should reach the landlords' bank account by the due dates.

Tenants should have a guarantor who completes our form before the tenancy agreement can be signed.

If a tenant for exceptional reasons thinks he or she may not be able to pay rent on time it is essential that the tenant contacts the landlords immediately.

Graeme and Rosemary Kirk, Landlords