

Information & Booking Terms

Administration Fee - £75.00 per person

This fee is to be paid on initial booking of the property and is to cover all administration expenses in respect of setting up the tenancy.

Deposit - £200.00 per person

In order for a property to be taken off our register a £200 deposit is payable per person. This is a booking deposit and held as such until all documentation are signed by all group members. Once the documentation has been signed it then becomes the damage and dilapidation deposit held by this company throughout the duration of the tenancy. When all students have vacated the property at the end of the tenancy a final inspection will be completed. Providing all is in good order as at the commencement deposits will be refunded directly to the tenant bank account.

NB: A property will not be taken off our register until the administration fee (£75.) and deposit (£200) are received from ALL group members. THIS IS NON-REFUNDABLE. Do not make a booking unless every member is sure.

Deposit Protection

Deposits collected by this company are registered with www.mydeposits.co.uk within 28 days of receipt.

Tenancy Agreement

All properties will be let on an Assured Shorthold Tenancy Agreement for a term certain of 47 weeks from 1st September 2013 to 27th July 2014. The tenancy will be joint and several.

After the agreement has been signed all tenants will be legally bound for the full duration of the fixed term of the agreement.

Rent Payments

Rent is paid according to the terms of the tenancy agreement and is normally collected termly in advance in line with loan payment dates for flexibility. Monthly payments can be arranged by prior agreement but in the main payments are broken down as follows:

1st September 2013 to 5th January 2014 = 18 weeks
5th January 14 to 20th April 14 = 15 weeks
20th April 14 to 27th July 14 = 14 weeks

All Inclusive

All inclusive rents include gas & electricity (capped) and water rates which are also capped if on a water meter.

Wi-Fi and a TV Licence is thrown in for your convenience.

Property

We endeavour to hand over clean and tidy properties that are in good repair and that are maintained throughout the academic year. An inventory is available to you to complete at your convenience.

In order to maintain good standards periodic routine inspections of the property are carried out. For the benefit of the whole group communal areas are expected to be kept clean and tidy, particularly kitchens and bathrooms

All maintenance requests should be reported promptly via the website or email or, if urgent, via telephone.

Moving In Details/Keys

Keys for all properties will be available for collection from 1st September.

What to do next

1. Email or telephone to let us know which property you would like to reserve.
2. Complete the student info form shown on the home page of the website headed "Students".
3. Arrange with us to sign the tenancy agreement and make payment of the £75 admin fee and deposit of £200.