

STUDENT TENANT GUIDE

WHEN DO I NEED TO START LOOKING FOR THE NEXT ACADEMIC YEAR?

- We compile our student property list ready for circulation on 1st November of the previous year.

ONCE I HAVE VIEWED A PROPERTY AND WISH TO PROCEED WHAT DO I DO NEXT?

- Complete a reference form for each person over 18 wishing to take the tenancy
- The fee for this is £105 per person inclusive of VAT which is non refundable which includes the right to rent checks, this will differ on what you need to provide based on whether you are a European Citizen or come from outside of the EU
- We also require a UK qualifying based guarantor for each tenant (usually your parent/guardian)
- We also take a £100 reservation fee (which forms part of the deposit once contracts are signed)
- We then take the property off the market while we wait for the references to clear

ONCE REFERENCES AND GUARANTOR REFERENCES HAVE COME BACK CLEAR

- We will contact you to pay the balance of deposit which is normally equal to one months' rent

WHAT DOCUMENTS DO I NEED TO COMPLETE MY TENANCY APPLICATION AND MOVE IN TO THE PROPERTY?

- ID for all parties, one being photographic (i.e. passport or photo driving license) and also a document showing your current permanent address (ie. utility bill, bank statement etc.). Student Visas if from outside the EU

HOW MUCH DEPOSIT DO I PAY?

- Before we hand over the keys we ask for a damage deposit equivalent to one month's rent. This is then refunded at the end of your tenancy provided the property is left in a clean and undamaged state.

HOW DO I PAY MY RENT?

- The rent is paid by post dated cheques at the start of the contract, dated for the start of each term.

SIGNING THE TENANCY AGREEMENT

- All parties to do with the tenancy will need to provide a current email address as you will be required to sign the tenancy electronically on line.

All lettings are subject to status and references.

For further details please contact Mark Reynolds on 01392 202220.