

## **STUDENT HOUSES 2010/11 – GENERAL INFORMATION**

This is intended as a general guide and if you have any specific queries or require further information then please call our offices on 01326 374850.

### **1. What type of contract will it be and how long for?**

All our tenancy agreements are Assured Shorthold Tenancies. They will usually run from 1<sup>st</sup> July 2010 to 30<sup>th</sup> June 2011.

### **2. What rent will be payable and when?**

Usually half rental is payable for July and August and full rental is paid from 1<sup>st</sup> September to the end of the contract.

The half rental payment acts as a retainer, holding the property for you and ensuring that it is not let privately by the Landlord for short term summer student lets or foreign exchange students.

### **3. When can we move in?**

Normally from 1<sup>st</sup> September 2010 when full rent becomes payable and provided the tenancy and guarantor paperwork has been completed.

### **4. How much is the deposit?**

The deposit will be the equivalent of whatever the monthly room rent is plus £50.00 i.e. if the rent is £275.00 pcm a deposit of £325.00 is payable. The deposit will be protected under the Tenancy Deposit Scheme (TDS).

### **5. Is there a set up fee and how much is it?**

Yes. The fee is £50.00 plus VAT (£58.75) per student and is non-refundable. It covers the cost of referencing, carrying out the guarantor paperwork and registering your deposit under the TDS. If you are already a student in one of our properties the fee is discounted to £25.00 plus VAT (£29.38).

## **6. What is a guarantor and will I need one?**

A guarantor will nearly always be required and will usually be your parents. They will guarantee the payment of rent under the tenancy and that you will comply with the terms of the tenancy. Normally a guarantor is a home owner. If your parents are separated then normally both parents will stand.

## **7. What is supplied with the property?**

This can vary from property to property. Please be aware that what you see in your room for next year at the house generally may belong to the existing tenants and not to the Landlord. We will usually carry a list of items supplied with the property at the viewing which gives a general idea of what is to be supplied. If in doubt however we strongly recommend that you contact us and we can supply details of the current inventory for the property.

## **8. What should I do if I want to take a property?**

a) You will need to pay the deposit and set up fee to secure the property. Payment may be made by cash, credit or debit card on our card machine (please note a 3% bank charge is levied for credit card payments).

b) You will need to complete an application form and let us have this at the same time.

## **9. When should I expect to receive tenancy paperwork?**

We aim to do this as quickly as our workloads and resources allow.

Normally paperwork is dealt with within 8 weeks (usually quicker) of the deposit and set up fee being paid.

## **General**

Please note that some Landlords prefer a mixed house of male and female students and that the Landlords will invariably have the final word as to which application they wish to accept.

Please note that many Landlords prefer to receive applications for the whole house (e.g. each room within it) rather than for individual rooms.