



## Terms and Conditions of Booking - Benedict's Gate

### Tenancy Deposit

Your Tenancy Deposit of £150 is due 9 days prior to your tenancy start date and is refundable at the end of your tenancy, less any deductions for damages or charges due.

### Tenancy Agreement

A sample Tenancy Agreement can be viewed on your chosen location's page of the website. Once you have made your booking, we allow 5 days for your Tenancy Agreement to be signed. If the agreement is not signed during this period, your booking may be cancelled. The signed Tenancy Agreement is a legally binding agreement and you or your guarantor are bound to pay the rent in full even if you do not move into the property or if you leave the property early. From the 1st August prior to the new academic year you only have 2 days to sign your Tenancy Agreement.

### Payment Due Dates

The first instalment and Tenancy Deposit are respectively due 10 and 9 days before your stated tenancy start date. The subsequent instalments are due on 03 October 2020, 09 January 2021 & 09 April 2021.

### Full Payment Discount

If you pay your full annual rent in advance of your tenancy start date you can receive a 2% discount. If you would like to take up this discount you will need to contact the team at your chosen accommodation. The discount will be applied to your account prior to you making payment via the online portal. If full payment is not received by the start of the tenancy, the 2% discount will be withdrawn. The Full Payment Discount is not available to semester or short term lets.

### Monthly Payment Plans

Students who can demonstrate they receive their accommodation funding via a monthly bursary can arrange with the local accommodation team to pay their rent in monthly instalments.

### Cancellation

We operate a 72 hour "cooling off" period up to the 31st July so if your circumstances change you can cancel your booking. To cancel your booking you need to email the accommodation team within 72 hours of signing your Tenancy Agreement. From the 1st August the "cooling off" period is reduced to 24 hours.

Once the "Cooling Off" period has expired, you can cancel your booking if:

- You do not have a visa to enter the UK
- You have not acquired the grades to be offered a place at the chosen university
- You have failed to achieve the grades to continue your study at university

In these circumstances, you can cancel your booking prior to the tenancy start date by providing evidence to the Accommodation Manager within 72 hours of being notified. To cancel your booking under these circumstances, please send your UCAS notification/ Visa refusal documentation to the Accommodation Manager within 72 hours of receiving it.

There are no other circumstances when we will accept a request for a cancellation either before or during the tenancy.

It may be possible with the Landlord's agreement to transfer your obligations to someone else who would be eligible to live at the property. This arrangement is known as a Tenancy Takeover. Once the new person has signed and accepted to take over all your obligations are you then released from your obligations to pay the rent and other terms of the Tenancy Agreement.

### Guarantors

Applicants will be required to nominate a guarantor who must accept the role and will be responsible for paying the rent and all other obligations as set out in the Tenancy Agreement in the event you fail to do so. If full payment is made up front and the tenant will be over 18 years old at the commencement of the Tenancy Agreement a



guarantor will not be required. The guarantor needs to be able to fulfil the obligations under the Tenancy Agreement and is usually a parent or guardian but under no circumstance can they be another tenant living in a property managed by Fresh.

**Refunds**

All refunds are paid into a UK bank account free of charges. There is a charge for paying refunds via IBAN into an international bank. The fee for paying into an international bank account will be deducted from the refund.