



## Terms and Conditions of Booking - Potterrow

### Tenancy Deposit

Your Tenancy Deposit of £150 is due 10 days prior to your tenancy commencing and is refundable at the end of your tenancy, less any deductions for damages or charges due.

### Payment Due Dates

The first instalment and Tenancy Deposit is due 10 days before your stated tenancy start date, with monthly instalments due on the 9th of each month from October.

### Full Payment Discount

You can receive a 2% discount for paying your total annual rent prior to the tenancy start date. This option will be made available to you when you make your first instalment payment via the online portal. The discount will then be applied to your balance and will be reflected in your account. This offer does not apply to semester/summer lets.

### Cancellation

If you book online up to & including the 31<sup>st</sup> July, we operate a 72 hour "Cooling Off" period whereby you may cancel your booking within 72 hours of making it. Bookings made from 1<sup>st</sup> August for the forthcoming academic year have a 24 hour "Cooling Off" period. To cancel, please write to/email the Accommodation Manager at your chosen location.

Once the "Cooling Off" period has expired, you can only cancel your booking if you can demonstrate that you did not achieve, the required grades for your university place.

To cancel your booking, please send your UCAS notification to the Accommodation Manager within 72 hours of receiving it. If we do not receive the notification before your tenancy agreement starts you will be liable for the tenancy.

Once you have signed your tenancy agreement this is a contract that you have entered into committing you to the full term and rent as stated on the tenancy agreement.

You cannot cancel your tenancy; however, you can transfer your obligations to someone else who is eligible to live at the property with the landlord's agreement. We are not obliged to find you a suitable person to take over your tenancy.

### Tenancy Agreement

You can view a sample Tenancy Agreement on your chosen location's page of the website. Once you have signed the tenancy agreement you are legally bound to pay the rent in full even if you do not move into the property or leave the property early.

### Refunds

We will refund into a UK bank account free of charge, but if we have to refund via IBAN to an international bank account we will deduct the bank charges from the refund.