

STUDENT INFORMATION SHEET

All the accommodation is **NON-SMOKING** only. The smoking ban includes your guests.

Deposits. Deposits are registered with www.mydeposits.co.uk

Booking deposit. At the point you agree that you would like to reserve the property, you will each be charged a **non-returnable £50**, which will form part of **the first rent payment** on satisfactory completion and receipt of the guarantor documents. In the event of you deciding to withdraw from the agreement, or your failure to reasonably complete your side of the paperwork in the time specified, this amount is to cover the reasonable additional costs incurred in the paperwork and remarketing.

A damage and cleaning inventory are completed and signed on arrival to establish the condition of everything in the accommodation. This is agreed by tenant and landlord. This is the document we will refer to at the end of your tenancy, or during cleaning inspections. **Normal wear and tear** is not regarded as damage. It is important you make a good examination of the property, and take photos of anything which is amiss.

Guarantor details. Guarantors are only guaranteeing their own (child's) rent. Not other tenants! When completing your application, we shall require details of your guarantor. This is to include your guarantor's name, address and full contact information. A guarantor document and specimen tenancy agreement will then be posted to them, together with a copy of your application form, and they will need to complete, sign, and return the guarantor documents to us, within 28 days, in order for your application to proceed. If we have not received the signed forms from your guarantor within this time your application may be withdrawn and your booking deposit forfeited. All guarantors **MUST be UK based** for us to be able to accept them.

Agency fees. There are no agency fees.

Tenancy agreement: A tenancy agreement will be drawn up which all occupants must sign. The signing will take place as soon as the paperwork has been received, in a place to be agreed, usually the tenant's present accommodation or our office. You will be provided with a copy of the tenancy agreement.

Insurance. It is a recommendation that tenants insure their contents. Landlords insurance will not cover tenants possessions, or any furniture. The landlords insurance covers only the fabric of the house. Neither Aber Student nor the landlord can be held responsible in the event of any loss or damage arising from a tenant having inadequately insured their own belongings. The cheapest method is usually to extend your parents household policy to cover the important items you have. For example, I insure my son's laptop and trumpet only at his uni address.

Rent is payable by monthly standing order only if paid by the guarantor, or by 4 separate payments for those relying on the Student Loan Company using either internet banking. Please make sure you have planned for the 1st rent payment at the beginning of the lease – when no loan payment is available. Apart from the initial deposit, **cheques will not be acceptable:** it is a requirement that all payments are made by internet banking.

Data Protection. Aber Student take your data protection very seriously and will never pass your details to a third party without your permission. However we may occasionally be required to pass your details to a third party, for example, the setting up or closing of utility accounts, and to share with other tenants in the house/flat, and their respective guarantors if necessary. Signing this information sheet confirms your consent for your and your guarantors information to be shared in this manner.

DECLARATION. I have read and agree to the above conditions. I confirm that all information given in this application is true and correct to the best of my knowledge and hereby authorise Aber Student to make enquiries of myself in connection with this application. I further understand that this application is subject to contract and completed, signed guarantor details.

Signed by applicant:.....

Print Name:..... Date:.....