



Student FAQ's

Q. Are any utility bills Included in the price?

A. No bills are included in the advertised rental price. However, we work with a company called Unihomes, who can offer bills at a fixed rate, inclusive of internet under one account. These bills would be charged per person per week and would be a separate contract than the contract for the property between tenants and landlord. If you have seen the advert on the Unihomes website, then this price is inclusive of bills and calculated per person, per week.

Q. How long is the tenancy?

A. In most circumstances the landlord will be looking for a 12 month tenancy, starting on the date published on the advert. We will inform potential tenants of the contract length if it is any shorter than 12 months.

Q. My tenancy starts in July, but my course doesn't start until September. Can I have a rent discount for those months?

A. No. The rent is payable in full for all months of tenancy.

Q. Are the rooms rented out separately?

A. No. Unless advertised as single rooms, the property is let as a whole property. This means that tenants and guarantors are joint and severally liable.

Q. What does joint and severally liable mean?

A. From a legal perspective this means that everyone named on the contract including guarantors are responsible for all aspects of the property not just the rent. Whilst we do chase each individual that has not paid rent and in turn their guarantor you are all liable should this not be paid.

Q. What is a guarantor?

A. The guarantor is someone who guarantees to pay rent if rent payments are not made. This person needs to reside in the UK and earn 36x each tenants share of the rent.

Q. My guarantor doesn't want to be liable for the other tenants rent as well. Can they only be liable for my rent?

A. No. As the tenancy is a joint tenancy, all tenants and all guarantors are joint and severally liable for the full amount of rent. There are no exceptions to this unless rent is paid in full in advance, which will then remove the need for a guarantor.



Q. When do I need to pay?

A. If you make an offer and your offer is accepted, then we would request 1 weeks rent as a holding fee which would need to be paid within 24 hours from one account. This secures the property for you subject to references (if applicable).

The next payment would be for the dilapidations deposit. This is requested once the legal documents are all signed. This is normally another 4 weeks rent and added to the 1 week already paid. However, if you rent is over £50,000 annually this would increase to 5 weeks.

Then about 4 weeks before your tenancy start you will be asked to pay your first month's rent.

Q. How much is the deposit?

A. If your offer for a property is accepted, then you will be asked to pay 1 weeks rent to secure the property. Before you move in, we will request another 4 weeks rent, making the total 5 weeks rent. However, if you rent is over £50,000 annually this would increase to 5 weeks.

The 5/6 weeks rent is held and protected until the end of the tenancy and will be refunded to you as long as the property is returned in the same condition.

Q. Do we all need to be present to collect keys and when moving out?

A. We would only require one tenant to either come and collect keys or meet at the property to check you in. This will be arranged with the lead tenant only. When moving out it is recommended that one tenant is present but it is not essential. Your landlord or our inventory clerk will attend the property to access the condition. You are required to hand back the property in the same condition you found it minus fair wear and tear.

Q. How long does it take for my deposit to be returned once we move out?

A. On the last day of tenancy your landlord or ourselves will have 14 days to confirm if a claim will be made from your deposit. Once confirmed both parties are happy with the property and any deductions potentially made, your deposit will be requested to be returned to you. If held with the DPS then you will receive an e-mail from them and payment will be made from them directly.