

WHBreading t/as WHB Student Lets  
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**Viewings & Reservations - Samantha 07718 488984**

Some Useful Information: TENANCIES JULY 2020 TO JUNE 2021

**NO ADMIN FEES  
&  
ONLY £75 HOLDING FEE PER PERSON TO RESERVE OUR PROPERTIES**

All properties are in excellent locations, close to uni and / or the city centre, in nice areas! All properties are equipped, furnished, and maintained to the highest standards – in fact if you can see some improvement that you would like, then let me know! I am always looking to provide the best service possible at all times.

Students groups look to secure properties from early November for the following academic year.

Please see individual property advertisements for details of rents. Rent payments are quarterly, for most of our properties this is the 1<sup>st</sup> July, 1<sup>st</sup> October, 1<sup>st</sup> January, and 1<sup>st</sup> April. Please see individual property advertisements for details of dates.

The tenancy agreement is usually from 1<sup>st</sup> July 2020, to 30<sup>th</sup> June 2021, for most of our properties. Full rent is payable for 52 weeks, unless specifically stated in the property advertisement and tenancy agreement.

Keys are available to you on 1<sup>st</sup> July 2020 (or the first date of the lease if different dates).

A deposit of £200 (per person) is payable for most of our properties upon signing tenancy agreements, unless otherwise stated. The deposit is refundable, subject to the property being vacated in an acceptable condition, promptly after the end of the tenancy. The deposit is protected by the DPS. This guarantees your deposit is safe.

#### **Bills Packages**

**Prices start from £20 per person per week all inclusive for our GOLD package**

**Here are some of the key benefits of our GOLD AND PLATINUM bills packages:**

## Benefits - £20 / WEEK GOLD BILLS PACKAGE

- Included: Gas, Electricity, Water, Waste Water, TV (32"), TV Licence (whole property), Phone Line, broadband / WiFi
  - No more worrying about how much bills will cost, or any nasty final bills at the end of the year!
  - No more domestics whilst chasing your Housemates for money!
  - No more arguments with housemates about having to pay large heating bills if you turn the heating on, you will just be snug and warm while you study!
  - No more worrying about who organises which bill, and who pays which bill ...or what to do if they don't! It'll be a relief for the one person who would be picked to sort out the bills and to try and collect everybody's share of the bills as they arrive throughout the year!
  - No more meter readings to take, we'll do that for you.
  - Move in and have the tv licence set up, and the WiFi up and running – just unpack and start surfing online straight away!
  - All Inclusive Bills Package bolt-ons allow you to know in advance the price of your own individual outgoings, giving you more control over your personal expenditure. If parents are paying, it gives the peace of mind of a fixed payment, and an easy payment method.

## Benefits - £25 / WEEK PLATINUM BILLS & ZERO DEPOSIT PACKAGE

\* NEW FOR 2020 \*

- Included: Gas, Electricity, Water, Waste Water, TV, TV Licence (whole property), Phone Line, broadband / WiFi

**PLUS**

Included: upgraded TV to 50" & upgraded broadband / WiFi to SUPERFAST FIBRE WiFi

**PLUS**

- Included: Cleaning service: an end of tenancy clean for the whole property

**PLUS**

- Included: Rubbish removal service: an end of tenancy rubbish removal service for unwanted items / excess refuse

**PLUS**

- Included: Window cleaning service at the start of your tenancy

**PLUS**

- Included: **DEPOSIT WAIVER** - pay no damage deposit when you move into your new property! Please ask for details.

There is one tenancy agreement for everyone at the property. To confirm, if someone wishes to leave the tenancy agreement (not move in / move out during the tenancy), it is that person's / the group's responsibility to find a replacement tenant for the group. We shall be happy to create a new tenancy agreement if necessary.

A UK guarantor (parent / guardian) is needed to guarantee your share of the total rent for the property. The completed forms will need to be returned within 7 days of application. For anyone needing help with a guarantor please see [www.housinghand.co.uk](http://www.housinghand.co.uk)

At the start of the tenancy, an inventory of fixtures / fittings and noting the condition of the property is prepared. This is used to check the property at the end of the tenancy.

Rent is payable by bank transfer on or before the due dates.

All properties shall be presented in a clean and tidy condition at the start of the tenancy. If when you move in something needs attention...let us know ASAP!...we are happy to help!

All properties offer a GasSafe gas safety certificate, as well as an electrical safety certificate. Smoke alarms and fire blankets are also provided for your safety.

All properties are offered on the following basis:

- first group to pay holding fee of £75 per person and complete application forms secure the house
- ID / proof of address, signed tenancy agreements, guarantor forms, and deposits must then be returned within 7 days

Viewings: available at any time, 10am to 8pm, 7 days a week! Book a free tour of some of our properties today and we will pick you up and drop you off at Uni in an 8 seater minibus for free!

(Note: not all tenancies commence 1<sup>st</sup> July, and deposits may vary...there are a few exceptions!)

**www.whbstudentlets.co.uk ~ 07718 488993 & 07718 488984**

### ***Summary of Property Reservation Process:***

(a)

A holding fee of £75 is payable on reserving a property. This holds the property for 7 days. During these 7 days you will need to provide us with certain information so that we can consider the application that you have made and fulfil any legal obligations that we may have, such as the Government Right To Rent checks.

NOTE: Should the landlord withdraw the property from the market, your holding fee shall be refunded immediately.

Within 7 days of applying for a tenancy you agree to provide us with the following, (b) and (c):

(b)

For each student:

Proof of ID in the form of

- copy of passport AND copy of student ID card
- proof of address such as bank statement or utility bill

(c)

For each guarantor:

A guarantor must be a UK resident in full time employment - someone that can pay your rent if you fail to do so. The guarantor may also be liable for any damages to the property, if your deposit is insufficient. Each student applicant requires a guarantor (i.e. one guarantor for one student).

Completed guarantor paperwork must also be provided within 7 days of any application.

We will provide you with all of the documents you need to return, at the time of your application.

This includes for the guarantor:

- a completed application form,
- a completed deed of guarantee; and

Proof of ID in the form of

- copy of passport
- proof of address such as bank statement or utility bill

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.

Within 14 days of applying for a tenancy you agree to provide us with the following, (d):

(d)

Following satisfactory referencing, from all tenants and all guarantors party to the application, the following is agreed to be completed within 14 days from application date (i.e. days 8-14):

(1) A tenancy agreement will be prepared. This should be signed within 14 days of application, or the property will be made available to other applicants.

Once signed this is a legally binding document.

(2) The £200 deposit & an advance rental payment of £200 per person must be paid within 14 days of application.

The £75 holding fee, unless agreed differently, will be converted to a part payment towards the deposit.  
As an example,

Holding fee paid day 1 = £75

Deposit paid by day 14 = £200 minus £75 = £125

Advance rental payment paid by day 14 = £200

Total credit against first rental payment = £75 + £125 = £200

The balance of the first rental payment is due one month before the start of the tenancy.

Total deposit to be refunded at the end of the tenancy = £200

OR

(3) If you opt for our PLATINUM BILLS & ZERO DEPOSIT PACKAGE then NO DEPOSIT IS PAYABLE.

Instead, a further payment of £325 is to be made towards the initial rental payment.

In total, the £75 holding fee plus the £325 = £400 are allocated to the first rental payment.

The balance of the first rental payment is due one month before the start of the tenancy.

As an example,

Holding fee paid day 1 = £75

Deposit paid by day 14 = £0

Advance rental payment paid by day 14 = £325

Total credit against first rental payment = £75 + £325 = £400

The balance of the first rental payment is due one month before the start of the tenancy.

\* Also included within the rent are a 50" tv upgrade, superfast fibre broadband upgrade, end of tenancy cleaning service, end of tenancy rubbish removal service & start of tenancy window cleaning service \*

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.