

STUDENT INFORMATION

Please find attached student accommodation list, viewing by appointment at this office.

**OPENING HOURS ARE: MONDAY - FRIDAY 9AM - 5 PM
SATURDAY 10 AM - 4.30 PM BY APPOINTMENT ONLY**

TERM:

Commences on 01 September. **It is a minimum of 10 months or a maximum of 12 months contracts unless stated differently on list.**

ASSURED SHORTHOLD TENANCY AGREEMENT:

A specimen agreement is available upon request at this office, for your perusal.

TO RESERVE:

We will need the whole group to reserve the property, you will to sign Tenancy Agreement altogether as a whole group, you will need to complete a questionnaire giving details of your guarantor, who must be employed, a Home Owner and based in United Kingdom, . If one of the group or all cannot supply a UK based guarantor the rental is due in **FULL** for the whole term. A **reservation fee of £300.00 per person and the administration fee** is required to **reserve** the property, this will be held on account and used towards your **one and half months deposit**, which is required at commencement of tenancy. If you do not have a full group we shall only remove the property from the market for **4 weeks**, then we shall remarket the property and you will lose your reservation fee. The following needs to be received by Mather Marshall Lettings before signing the tenancy:-

One and half months rent as deposit, in cleared funds, or bank/building society draft, one month before the tenancy commences

1. **Guarantor form signed and completed with proof of mortgage or deeds and signature**
2. **Student ID number and passport**
3. **One month's rent in cleared funds, cash or bank/building society draft one before tenancy commences**
4. **Fee of £35.00 excluding VAT upon reservation**
5. **The tenancy agreement must be signed by all tenants/group prior to summer leave, so Head Tenant is able to pick all the keys up**
6. **Bankers Standing Order Mandate completed and signed if property managed by Mather Marshall Lettings**
7. **Appointments will be arranged in advance for Head Tenant to pick up keys at this office on day the tenancy commences. Please ensure everything is signed and paid prior to this**

ID REQUIRED:

Please note that we require student ID numbers/passports, when reserving a property.

FEES:

There is a charge of £35.00 excluding VAT per person, this is to cover all administrative work carried out.

HEAD TENANT:

You will need to arrange one of your group to be Head Tenant, please ensure this person is responsible, they will be dealing with this office direct for your group and inspecting Fire Safety every month at the property.

RENT:

Each property is individually priced, the rent is due in **ADVANCE QUARTERLY**, please ensure it is **cleared funds** at this office, rent must be paid by **Bankers Standing Order**, into our Clients Account, if rent is paid by cash/cheque we will charge £10.00 excluding VAT handling fee. The rental is shown as a per week figure, x 52 then divide by 12 will give you the per calendar month rent.

DEPOSIT:

A deposit equivalent to **one and half months rent**, is required this must be cleared funds a month before the tenancy commences. The deposit is held in our Clients Account (as "Stakeholder" no interest is paid) if the property is managed by Mather Marshall Lettings, otherwise the Landlord will hold your deposit. Please note that from 6 April 2007, all deposits must be protected by insurance or held by TDS. We are members of **mydeposit.co.uk** for tenants information go to **www.mydeposits.co.uk**