Student Terms & Conditions

When you pay a Holding Deposit to reserve a student property with Bristol Property Partnership you are agreeing to the following terms and conditions:

Reserve terms:

1.1 The Tenants agree that a copy of the Tenancy Agreement and Guarantor's Agreement **(see draft agreements on our website here)** and Energy Performance Certificate have been made available to the Tenants before they reserved the property.

1.2 This reserve is not a Tenancy Agreement. The terms of our standard Tenancy Agreement are provided for information.

1.3 The tenants must provide their full names, mobile numbers and email addresses for all tenants and guarantors **within 48 hours of reserving the property**.

1.4 All tenants named on the tenancy agreement **are or will be full-time students** at the time the tenancy is granted or will become full-time students during the tenancy

1.5 Once the Reserve is accepted by Bristol Property Partnership, we agree to stop marketing the property for a period of 15 working days while we process your application and issue the Tenancy documents.

Holding deposits:

2.1 Holding Deposits are non-refundable if a tenant decides they do not wish to continue with the tenancy application.

2.2 If the Landlord rejects the application the holding deposit will be refunded except in the instances listed in 4.5 below.

2.3 If the Tenants and Guarantors do not complete the online **Goodlord referencing application forms within 5 working days** and proceed to the next stage of paying the Security Deposit and signing the Tenancy Agreement and Guarantors Agreement **within 15 days** (subject to this being within 6 months of the Tenancy start date), the property may be put back on the market and any Holding Deposit paid retained.

2.4 If the Tenants' application is successful, the Holding Deposit will be allocated towards the first months' rent.

Tenancy application and documents:

Each tenant is required to complete the following:

3.1 Provide all information required to Goodlord, our credit check and referencing service, to enable full credit checks and referencing for yourself and for your Guarantor **within 5 working days** of request.

3.2 Provide contact details, including for a Guarantor and for an emergency contact. Both the Tenant and Guarantor must provide a working email address.

3.3 Provide a UK-based Guarantor who will sign a Guarantor's Agreement **within 15 days** of paying the Holding Deposit (subject to this being within 6 months of the Tenancy start date). The Guarantor must pass a credit check and have sufficient financial resources to support themselves and meet the tenant's financial commitments under the terms of the Tenancy Agreement. If the Tenant cannot provide a suitable UK based Guarantor, we will also consider a professional Guarantor service such as Housing Hand or RentGuarantor – please see their websites for more information.

3.4 Pay the required Security deposit for the property as specified in the advert.

3.5 Sign a Tenancy Agreement & Uni Homes utility contract (if applicable) **within 15 days** of paying the Holding Deposit (subject to this being within 6 months of the Tenancy start date). Please see a copy of our standard Tenancy Agreement on our website.

3.6 Provide identity documents compliant with UK Right to Rent Legislation (normally a driving licence and passport).

3.7 Provide student ID and confirmation of study.

Other:

4.1 Once the Tenants sign the Tenancy Agreement they are legally bound by the terms of the agreement.

4.2 All Tenants are required to pay their first month's rent no later than one month prior the start date of the tenancy, subject to all Tenancy Agreements and Guarantor Agreements being completed beforehand.

4.3 If a tenant wishes to withdraw from the agreement before the start date of the tenancy, and ***IF the Landlord agrees*** to the withdrawal, the holding deposit will **not** be refunded and they will be required to pay the rent due according to the terms of the tenancy agreement until replacement tenants are found, and pay all the Landlord costs of readvertising the property and finding new tenants.

4.4 If one tenant serves notice to end the tenancy, this means the tenancy will end for all tenants. All tenants will be required to pay their share of the rent and all charges for the entire notice period of the tenancy.

4.5 If the tenants' application is not successful for the following reasons the Holding Deposit will not be returned:

- For any reason you change your mind
- You fail your right to rent checks
- You provide any false or misleading information to us before or during referencing, including not disclosing CCJs, debt and rent arrears or providing false references
- The contract / Tenancy Agreement has not been entered into within 15 calendar days following the payment of the holding deposit and (subject to this being within 6 months of the Tenancy start date).