

## **(Agreement\_14)**

**Question 1:** Who is the Management Company?

**Answer** : Hello Student Management Limited.

**Question 2:** How long is the Residential period?

**Answer** : 31/08/2024 to 22/08/2025

**Question 3:** What is the penalty for late pay of the rent??

**Answer** : Interest of 3% above the Bank of England's base rate will be payable on any Rent which is more than ten days overdue. Interest will be payable from the date on which the Rent fell due until the date it is paid.

**Question 4:** Could the Guarantor details be changed after this Agreement has been signed?

**Answer** : If any changes of or to the Tenancy are requested by the Tenant and the Landlord agrees to such request (the Landlord having absolute discretion as to whether or not so to agree), then the Landlord is entitled to recover from the Tenant a reasonable administrative and legal fee (capped at £50.00 or (if higher) such reasonable costs as

evidenced in writing) which it would not have incurred had the request not been made, in respect of:

1. changes to payment options;
2. changes to Guarantor details; or
3. any other amendment of the terms of this Agreement which the Landlord is not bound, by statute, to accept.

**Question 5:** How much is the total rent?

**Answer** : £8,670.00 payable on the dates, and in the manner, set out in Clause 3.

**Question 6:** Who will pay the Council Tax Payment?

**Answer** : The Tenant shall be responsible for the payment of Council Tax (including any similar or replacement tax which may become payable from time to time) relative to the Room/Studio for the Residential Period. Where the Tenant is entitled to claim any exemption from the payment of such tax, the Tenant shall claim such exemption forthwith and deliver to the Landlord within 28 days of the Commencement Date the certificate of exemption from which the Tenant benefits.

**Question 7:** Does the rent include the television license in the flat?

**Answer** : Unless otherwise stated in this Agreement, the Tenant shall be responsible for:

1. obtaining and paying for any television licence required for any television set installed and used within the Dwelling or within the Dwelling Shared Area; and
2. any television set brought into the Dwelling or within the Dwelling Shared Area by the Tenant, including its maintenance, correct functioning and safety.

**Question 8:** Does the rent include the invoices of utility?

**Answer** : The Rent is inclusive of all charges for the consumption of electricity and gas by, and the use of water, sewerage and utility services by, the Tenant.

**Question 9:** Could I request to cancel this agreement during the residential period?

**Answer** : Where the Tenant requests to cancel this Agreement and move from the Room/Studio during the Residential Period, and if the Landlord agrees to such request (the Landlord having absolute

discretion as to whether or not so to agree), then the Landlord is entitled to recover from the Tenant:

1. a cleaning fee of £99; and
2. in addition, the Landlord's reasonable administrative and legal fees (capped at £50.00 or (if higher) such reasonable costs as evidenced in writing) which it would not have incurred had the request not been made.

If this clause applies, the Tenant shall vacate the Room/Studio by 10am on the agreed move date.

**Question 10:** If I want to leave the property in the summer, could I find a replacement tenant?

**Answer** : Where the Tenant requests to transfer the Agreement to another prospective tenant then the Tenant accepts the Landlord has absolute discretion as to whether or not to consent to, or on what terms to consent to, any request by the Tenant as to the transfer of this Agreement and where the Landlord agrees to such request the following provisions apply:

1. such request will only be made by the Tenant where the remaining Residential Period under this Agreement is at least ten weeks;
2. the replacement tenant ("Assignee") is at least 18 years old and enrolled as a full-time student;
3. the Assignee enters into a new agreement with the Landlord and pays all sums due under it in advance or as the Landlord may require in its absolute discretion;
4. the Assignee provides a guarantor where reasonably required by the Landlord; and
5. the Tenant pays to the Landlord:
  - 5.1 a cleaning fee of £99; and
  - 5.2 in addition an administrative and legal fee (capped at £50.00 or (if higher) such reasonable costs as evidenced in writing) which it would not have incurred had the request not been made.

**Question 11:** When could I know if the Guarantor I provided is acceptable or not?

**Answer** : The Landlord must notify the Tenant by the later of:

1. the date occurring 15 days before the Commencement Date; and
2. the date occurring five days after the date of signing of this Agreement by the Tenant and the Guarantor

as to whether or not the Guarantor is acceptable to the Landlord.

**Question 12:** If the landlord did not accept the Guarantor I provided, What Should I do?

**Answer** : If the Landlord in accordance with Clause 7.4 of this Agreement notifies the Tenant that the Guarantor is not acceptable to the Landlord, then the Tenant may choose to pay the whole of the Rent within 28 days after such notification, in which case:

1. the Guarantor shall remain liable for all of its other obligations under Clause 7; and
2. the Landlord shall execute this Agreement or procure its execution by the Management Company as attorney for the Landlord, but if the Tenant does not pay the whole of the Rent within such 28 day period (time being of the essence) the Landlord shall have absolute direction to terminate this Agreement with immediate effect on written notice to the Tenant.

**Question 13:** Could I bring in a sofa to my room?

**Answer** : The Tenant must not bring any of the following items into the Dwelling without the written consent of the Management Company: upholstered furniture (such as sofas and arm chairs).

**Question 14:** Could I play guitar at my room?

**Answer** : The Tenant must not use the Dwelling and/or the Development or any part of it (including any lifts), nor allow anyone else to do so, for any activity which is dangerous, offensive, noisome (including the playing of loud music at any time).

**Question 15:** Is it allowed to have business meetings to discuss trade issues in my flat?

**Answer** : The Tenant must not run a trade or business from the Dwelling and/or the Development.

**Question 16:** Could I sub-let my room?

**Answer** : The Tenant must not sub-let or assign the whole, or any part, of Tenancy of the Dwelling or any of the Tenant's rights under this Agreement nor part with possession or share occupation of the Room/Studio.

**Question 17:** Is smoking allowed in the property?

**Answer** : The Tenant must not smoke in the Development other than in the outside designated smoking areas.

**Question 18:** Could I keep my pet in my room?

**Answer** : The Tenant must not bring onto, or allow to be stored or kept or used within, the Dwelling and/or the Development, and must

report to the Management Company or any of its staff the presence of any animals or pets of any description (save where the Landlord is obliged to permit the same by law).

**Question19:** Could I store fuel for my car in my room?

**Answer** : The Tenant must not bring onto, or allow to be stored or kept or used within, the Dwelling and/or the Development, and must report to the Management Company or any of its staff the presence of any liquid or gaseous fuel, noxious or explosive substance or gas, paraffin or gas heater, cookers, candles or other naked flame devices or consumables.

**Question20:** Could I hung my laundry washing in balcony to get dry?

**Answer** : The Tenant must not expose or allow to be hung any laundry, washing or other items so as to be visible from outside the Dwelling and/or the Development and must not dry clothes on any storage or electrical convector or fan heaters.

**Question21:** Could I store my bicycle in my flat?

**Answer** : The Tenant must not store bicycles in the Dwelling or any access ways or staircases but instead must store any bicycle in the designated bicycles storage areas.

**Question22:** Should I pay for my car parking?

**Answer** : The Tenant must not to park in the car parking facilities at the Development unless the Landlord or Management Company notifies the Tenant of a parking provision being available and where the Landlord does so subject to the Tenant having paid for a car parking space which is to be used by the Tenant for their own private vehicle only.

**Question23:** If I lost my keys, should I pay for the replacement keys?

**Answer** : Tenant must pay to the Management Company, on demand, a charge equal to the proper and reasonable cost of ordering and obtaining replacement key(s) and/or fob(s).

**Question24:** When should be the check out inspection?

**Answer** : The Tenant shall arrange with the Management Company a suitable time to complete a check out inspection not less than five days prior to the expiry of the Residential Period where all (if any) damages or other costs that may be due by the Tenant, can be assessed and allocated to the Tenant's.

**Question25:** : Could I leave some personal items in my room after returning the keys and collect them later??

**Answer** : The Tenant agrees that in the event that the Tenant leaves any belongings of any kind in the Dwelling or any other part of the Development at the Expiry Date then such belongings and any right or interest in them of the Tenant shall transfer to the Landlord and such belongings shall be the Landlord's absolutely and the Landlord may in its absolute discretion store, deal and dispose of such items as the Landlord sees fit and the Tenant shall pay to the Landlord any reasonable cost associated where Clause 15.4arises.

**Question26:** Does the rent include insurance of my belongings?

**Answer** : The Tenant must insure the Tenant's personal belongings that are kept in the Dwelling, including electronic equipment, television sets, jewellery (and that whether in terms of any insurance that may be offered by the Landlord from time to time and/or otherwise).

**Question27:** If I changed my course from full time to part time mode during my Residential period, what should I do?

**Answer** : Should the Tenant, for whatever reason, cease to be a full Time Student the Tenant:

1. must notify the Management Company within seven days of such change of status; and
2. be liable to indemnify the Landlord and the Management Company and any other occupiers of the Dwelling for any Council Tax that is, as a result of such change of status, applicable to the Dwelling or its owners or occupiers.

**Question28:** If I am not sure about some items of this agreement, what should I do?

**Answer** : You, as potential Tenant, (and you as potential Guarantor, if applicable) should read this Agreement and make sure you understand it before you sign it. If you are not sure about anything in this Agreement, you should seek independent advice from a solicitor, citizens' advice bureau or legal advice centre.



**Question29:** How many days I have to check the Inventory?

**Answer** : Within seven days after the Commencement Date, the Tenant must have:

1. checked that the Inventory is accurate; and
  2. signed and returned the Inventory to the Management Company.
- If the Inventory is not so signed and returned within that timescale, the Tenant agrees that the Tenant will be treated as having accepted that the Inventory is correct.

**Question30:** Could I prepare my food in my room?

**Answer** : The Tenant must not prepare or cook food anywhere other than in the kitchen in the Dwelling.