

## **(Agreement\_12)**

**Question 1:** How much is the Deposit?

**Answer** : £250.

**Question 2:** Who is the Landlord?

**Answer** : PBSA Myrtle Court UK Ltd.

**Question 3:** How is the rent payable?

**Answer** : The Rent is payable at the frequency chosen by the Tenant during the booking process and recorded in the Tenant's account with the Landlord.

**Question 4:** If I choose to pay the rent monthly, what are the rent dates?

**Answer** : If rent is payable monthly, the Rent Dates are the first day of each calendar month. The amount of each monthly payment will be calculated by the number of days in that calendar month; therefore, the monthly payments will not be in equal amounts. The first month's Rent will cover the period from the start of the Tenancy Period to 31 October 2022 inclusive. If the Tenancy Period starts after 31 October 2022, the first month's Rent will cover the period from the start of the Tenancy Period to the end of the next calendar month.

**Question 5:** If I choose to pay the rent termly, what are the rent dates?

**Answer** : If rent is payable termly, the Rent Dates are:

01 Oct 2022

01 Feb 2023

28 April 2023

If the Tenancy Period is for 51 weeks, there additional Rent Date of 01 July 2023.

Each termly payment will be calculated by the number of days in the relevant term, therefore the termly payments will not be in equal amounts.

The first term's Rent will cover the period from the start of the Tenancy Period to 31 January 2023 inclusive. If the Tenancy Period starts after 31 January 2023, the first Rent payment will cover the period from the start of the Tenancy Period to the end of the current term.

**Question 6:** If I choose to pay the rent annually, what are the rent dates?

**Answer** : If Rent is payable annually the Rent Date is 1 October 2022.

**Question 7:** When should the Guarantor sign the tenancy agreement?

**Answer** : The Tenant will within five (5) working days of submitting their signed tenancy agreement (irrespective of whether the Tenant has signed the tenancy agreement or agreed it electronically) to the Landlord procure that the Guarantor provides a signed guarantee in the Landlord's standard form.

**Question 8:** Why might the landlord refuse my Guarantor?

**Answer** : The Landlord is entitled to insist on a replacement guarantor if, at any time, the Guarantor does not satisfy the following requirements:

over the age of 18; and

in full time employment; and

a homeowner/or renting accommodation.

**Question 9:** If I could not provide the signed guarantee within five (5) working days of submitting my signed tenancy agreement, what will this result to?

**Answer** : If the Tenant does not provide the signed guarantee within five (5) working days of submitting their signed tenancy agreement the Landlord may advertise the Accommodation as available to let. If the Accommodation is then booked by someone else, this tenancy agreement will end when that person signs their tenancy agreement and provides to the Landlord a signed guarantee from their guarantor. Until the Accommodation is booked and guaranteed by someone else, the Tenant will remain liable for the Rent and Fees (if any) due under this tenancy agreement.

**Question 10:** What are the conditions of this tenancy agreement?

**Answer** : This tenancy agreement is conditional upon the Tenant:

remaining a registered student in full time education at an institution of further and/or higher education (as defined by statute) throughout the duration of the Tenancy Period; and

not having any unspent criminal convictions; and

not having any rent arrears under any prior tenancy agreement with the Landlord or any member of its group.

**Question 11:** should I submit the council tax exemption certificate?

**Answer** : Unless it is the local authority's policy not to issue them, to hold a current council tax exemption certificate and produce it to the landlord within seven (7) days of the landlord's request.

**Question 12:** Should I pay for a television licence?

**Answer** : **Tenant's Rights and Obligations**

to obtain and pay for a television licence for the Accommodation.

**Question 13:** Could I install my satellite to the accommodation?

**Answer** : **Tenant's Rights and Obligations**

Not to install any telephone, satellite, cable or similar telecommunications services to the Accommodation, nor affix anything (including aerials, cables or satellite dishes, posters, notices and pictures) to the exterior or any part of the building.

**Question 14:** How many days have I to check the inventory?

**Answer** : **Tenant's Rights and Obligations**

to check the Inventory and report any discrepancy to the Landlord within three (3) working days of the Tenant taking occupation of the Accommodation.

**Question 15:** Could I have a licensed gun in my room?

**Answer** : **Tenant's Rights and Obligations**

not to possess or use in or near the Building any weapons, replica weapons, BB guns, airguns, firearms(whether or not they are licensed) or everyday items that are being used as weapons.

**Question 16:** Could I change the lock of my room?

**Answer** : Tenant's Rights and Obligations

not to make any duplicate keys or change locks at the Building .

**Question 17:** If I could not return keys to the landlord at the end of tenancy, would I be charged?

**Answer** : If at the end of tenancy the Tenant does not return all keys to the landlord, the landlord may change the locks and charge the Tenant the proper and reasonable cost of doing so.

**Question 18:** Could I sublet my room?

**Answer** : Tenant's Rights and Obligations

not to assign or sublet the Accommodation (or any part of it) or share occupation of the Accommodation (or any part of it) under any circumstances. This includes renting out the Accommodation (or any part of it) on Airbnb or any similar online letting sites or through a letting agent.

**Question 19:** I am overseas student, I will travel to my country for two months, Should I inform the landlord?

**Answer** : Tenant's Rights and Obligations

to notify the landlord if the Accommodation will be left unoccupied for more than one month .

**Question 20:** Could I keep my bird with me in my room?

**Answer** : Tenant's Rights and Obligations

not to bring any animal (including reptiles, fish, insects and birds) into the Building unless it is a trained assistance animal for a person who has a disability .

**Question 21:** Could I smoke in the Accommodation?

**Answer** : Tenant's Rights and Obligations

not to smoke ( including using “e-cigarettes” or pipes of any kind) in the Accommodation or any other part of the Building. Smoking is permitted in the grounds of the Building only in designated areas (if any – not all buildings will have these areas).

**Question 22:** Could I have business meetings in the Accommodation?

**Answer** : Tenant's Rights and Obligations

Not to run a business or carry out any trade or profession of any kind from the Accommodation or any other part of the Building.

**Question 23:** Could I keep some personal items in my room after vacating it and collect them later?

**Answer** : The Landlord will not be an involuntary bailee. This means that any item left at the Building by the Tenant at the end of the Tenancy Period shall be treated as having been permanently abandoned and the Landlord is entitled to remove, dispose of or sell any such item. At the end of the Tenancy Period, the Landlord shall have no responsibility to take care of any item the Tenant leaves at the Building, return it to the Tenant or account to the Tenant for the value of any such item.

**Question 24:** Could the landlord terminate the tenancy during the tenancy period?

**Answer** : The Landlord may terminate the tenancy if, at any time during the Tenancy Period, the Tenant ceases to be a registered student in full time education or engages in any criminal or anti-social behaviour or has breached or failed to observe any of the Tenant's obligations under this tenancy agreement.

**Question 25:** Could the landlord terminate the tenancy before the first day of tenancy period?

**Answer** : The Landlord may terminate this tenancy agreement at any time before the first day of the Tenancy Period if the Tenant is not able to start or continue their course of study at their chosen university or college. The Tenant must notify the Landlord within three (3) working days of becoming aware that s/he will not be able to start or continue his/her course.

**Question 26:** Could the landlord terminate the tenancy before the Tenant takes occupation?

**Answer** : The Landlord may terminate this tenancy agreement at any time before the Tenant takes occupation if the Tenant:

has any rent arrears or owes any amounts/fees under any prior tenancy agreement with the Landlord or any member of its group; or

has not paid the Deposit and provided the Guarantor's signed agreement within five (5) working days of submitting their signed tenancy agreement.

Unless the Tenant has made arrangements with the Landlord for late arrival the Landlord shall be entitled to terminate this tenancy

agreement at any time before the Tenant takes occupation, without notice to the Tenant, if the Tenant has not taken up residence within fourteen (14) days of the start of the Tenancy Period but the Tenant will be liable for the Rent up to and including the date of termination.

**Question 27:** Could I terminate this tenancy agreement?

**Answer** : If the Tenant wishes to cancel this tenancy agreement once the tenancy has started, the Tenant will be liable for the Rent for the full Tenancy Period or, if shorter, for the period until a replacement tenant takes over responsibility for payment. On commencement of the replacement tenancy the Landlord will release the Tenant from this tenancy agreement.

**Question 28:** What will I be offered if the Accommodation is not ready at the start of the Tenancy Period?

**Answer** : If the Accommodation is not immediately available for occupation at the start of the Tenancy Period, the Landlord may provide either:

temporary alternative accommodation (if the problem is likely to be resolved in the short term); or

permanent alternative accommodation (if the problem is unlikely to be resolved in the first four (4) weeks of the Tenancy Period).

**Question 29:** Where may the Temporary alternative accommodation be?

**Answer** : Temporary alternative accommodation may be in a hotel, hostel, guest house or similar.



**Question 30:** Where may the Permanent alternative accommodation be?

**Answer** : Permanent alternative accommodation will be in a house, flat, studio or hall of residence of a similar standard to the Accommodation (or better) without alteration to the Rent