

(Agreement_17)

Question 1: Who is the Management Company?

Answer : *CRM Students Limited.*

Question 2: How long is the Residential period?

Answer : 10/09/2022 to 01/09/2023

Question 3: How much is the Holding deposit?

Answer : £100.00

Question 4: How should I pay the rent?

Answer : The Tenant shall pay the Rent to the Management Company for the Residential Period in advance in one full instalment.

Question 5: How much is the total rent?

Answer : £ 8,058.00

Question 6: Does the rent include the television license in the flat?

Answer : The Tenant shall be responsible for obtaining and paying for any television license required for any television in the Room and shall be responsible jointly and severally with other occupiers of the Flat for any television in Service Areas.

Question 7: Does the rent include the invoices of utility?

Answer : Normal residential use of electricity, gas, water, and sewerage utility services is included within the Rent.

Question 8: What is the penalty for late pay of the rent?

Answer : The Tenant shall pay interest at the rate of 3% per annum above the Bank of England's base rate on any Rent lawfully due that is paid more than 14 days after the date on which it becomes due. Such interest shall be payable from the date the rent should have been paid until the date the rent is actually paid.

Question 9: Is the Holding Deposit refundable?

Answer : The Holding Deposit is non-refundable should an offer of accommodation be made by the Landlord and refused by the Tenant.

Question 10: When should I pay the Security Deposit?

Answer : The Tenant agrees that on commencement of the Tenancy the Holding Deposit converts to a Security Deposit.

Question11: To whom will the interest on the Security Deposit belong?

Answer : Any interest earned on the Security Deposit will belong to the Landlord.

Question12: When could I be informed with any deductions from the Security Deposit?

Answer : The Management Company must tell the Tenant within 10 working days of the end of the Tenancy if they propose to make any deductions from the Deposit.

Question13: when Shall I refund the Deposit?

Answer : Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and/or Management Company and the Tenant agreeing the allocation of the Deposit.

Question14: Could I bring in a sofa to my room?

Answer : The Tenant will not bring any of the following items into the Flat without the written consent of the Management Company: upholstered furniture (such as sofas and arm chairs), heating equipment or any electrical equipment which does not comply with all relevant British Standards.

Question15: In case that the University terminate my course, could I complete the Tenancy period?

Answer : Should the Tenant no longer be a student at the University/College the Tenant will notify Management Company within one week of such change of status and shall vacate the Room and Flat immediately.

Question16: Could I sub-let my room?

Answer : The Tenant will not sub-let or assign the whole, or any part, of the Room or Flat or any of the Tenant's rights under this Agreement nor part with possession or share occupation of the Room.

Question17: Is smoking allowed in the property?

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

Question18: Could I store fuel for my car in my room?

Answer : The Tenant will not bring onto or allow to be stored or kept or used within the Room, Flat or Development and to report to the Landlord 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.

Question19: Is it allowed to have meetings in my flat to discuss trade issues?

Answer : The Tenant will not run a trade or business from the Room, Flat or Development.

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

Answer : The Tenant will not expose or allow to be hung any laundry washing or other items so as to be visible from outside the Flat and not to dry clothes on any storage or electrical convactor or fan heaters.

Question21: Could I store my bicycle in my room?

Answer : The Tenant will not store bicycles in the Room, Flat or any access ways or staircases but instead will store any bicycle in the designated bicycle storage areas.

Question22: Is it allowed to park my car in the property?

Answer : The Tenant will not park or allow any visitor to park any car or other vehicle on the grounds of the Development without a permit where applicable.

Question23: Could I apply for a resident' on-street parking permit?

Answer : The Tenant will not to apply or seek to obtain a resident's on-street parking permit from the local authority.

Question24: In case I could not return the keys I have for the property; will I be charged?

Answer : The Tenant will give to the Management Company all relevant keys given to the Tenant at the start of the Tenancy, and for any not returned at the end of the Tenancy the Tenant will pay to the Landlord a reasonable administrative and replacement charge.

Question25: How will I get my deposit?

Answer : The Tenant will confirm to the Management Company via the Student Portal the bank details to which the Deposit (less any deductions made in accordance with this Agreement) should be sent to.

Question26: Could I leave some personal items in my room after returning the keys and collect them later?

Answer : If the Tenant leaves any personal belongings in the Development at the end of the Tenancy the Management Company may remove and store those belongings. The Management Company will take reasonable steps to notify the Tenant at the Tenant's last known e-mail address. If the belongings are not collected within one month of the end of the Tenancy, the Landlord or the Management Company may dispose of the belongings and shall not have to compensate the Tenant for the loss of the belongings.

Question27: Could I keep my pet in my room?

Answer : The Tenant will not bring onto or allow to be stored or kept or used within the Room, Flat or Development and to report to the Landlord or any of its staff the presence of any animals or pets of any description.

Question28: Do I have the right to dispute any deductions from the deposit?

Answer : The Tenant must inform the Management Company in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Management Company as due from the Deposit within 20 working days after the termination or earlier ending of this Tenancy and the Tenant vacating the Room.

Question29: Is a guarantor required for this agreement?

Answer : The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of this Agreement and that if the Tenant fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.

Question30: Who will pay the Council Tax Payment?

Answer : The Tenant shall be liable for any Council Tax Payments which arise when the Tenant does not have/is not entitled to a Council Tax Exemption Certificate.