

(Agreement_15)

Question 1: Who is the management company for the property?

Answer : Collegiate AC Ltd.

Question 2: Do I need a guarantor?

Answer : A UK based guarantor is required for all tenants wishing to pay by instalments, if you choose to pay the full rent in advance to moving in then a guarantor is not required.

Question 3: When I should pay the first payment?

Answer : The first payment is due before the Tenant accepts the keys for the Room.

Question 4: Does the rent include the cost for utilities?

Answer : Included in the Rent is an allowance towards utility costs of £250. The Landlord reserves the right to recharge to the Tenant any additional costs incurred above this amount for utilities (water, electricity, gas). These costs will be monitored by the accommodation team and notification of excess energy consumption as soon as practical.

Question 5: Is there any penalty for late paid payments?

Answer : If payment of Rent or any other amount under this agreement is paid late, the Tenant must pay interest at the rate of 1%

above the base lending rate of The Royal Bank of Scotland plc from time to time on the outstanding amount from the due date until payment is received in full.

Question 6: Could I cancel my booking after I paid the reservation Fee?

Answer : Unless the Residential Period has commenced, or you have already collected the keys to the accommodation, you may cancel your booking by writing or sending an e-mail to us at tenants@collegiate-ac.com, at any time during the 14 days after we send you an e-mail confirming your booking is complete. If you do that, we will make no charge and will return the Reservation Fee to you.

Question 7: Could I leave my room before the end of the tenancy?

Answer : In the event that you want to terminate this agreement prior to the end of the Residential Period, you will need to find another tenant to replace you and take over your tenancy. Your tenancy period is for the Residential Period stated in Clause 2 of this agreement; whomever takes over the tenancy must take over the tenancy for the remaining period – A £50 admin fee will apply to set up a replacement tenant.

Question 8: When I should pay the Reservation Fee?

Answer : The Tenant shall pay the Reservation Fee on or before the date of this agreement.

Question 9: Is the Reservation Fee refundable?

Answer : - Unless the Residential Period has commenced, or you have already collected the keys to the accommodation, you may cancel your booking by writing or sending an e-mail to us at tenants@collegiate-ac.com, at any time during the 14 days after we send you an e-mail confirming your booking is complete. If you do that, we will make no charge and will return the Reservation Fee to you.
- If for whatever reason the Landlord is not able to make an offer of accommodation to the Tenant, or to provide the Room to the Tenant, the Reservation Fee will be returned in full to the Tenant.
The Reservation Fee is otherwise non-refundable.

Question 10: How many are the rent instalments?

Answer : 12 instalments.

Question11: When should I pay the deposit?

Answer : The Reservation Fee will be used as part payment of the Deposit at the commencement of the Residential Period. The balance of the Deposit due will be collected with the first rental payment.

Question12: What is the date of this agreement?

Answer : It is the date specified under the Landlord's signature.

Question13: Do I refund the whole deposit?

Answer : The balance of the Deposit shall be paid to the Tenant less any reasonable costs incurred for the breach of any obligation under this agreement.

Question14: To whom will any interest earned on the deposit belong?

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

Question15: When will I know the deductions from the deposit?

Answer : The Management Company will tell the Tenant within 10 working days of the end date on this agreement if they propose to make any deductions from the Deposit.

Question16: When the deposit will be returned?

Answer : If the Tenant signs the vacating inspection sheet by way of agreement as to the amount of the Deposit to be returned, the Management Company will instruct for the Deposit to be returned within 10 working days of the date on which the vacating inspection sheet was signed, or the end of the Residential Period, whichever is the later. If the Tenant vacates without arranging an inspection, the Management Company will instruct for the return the Deposit, or part of the Deposit, if any, within the timescales as set out in the Deposit Regulations.

Question17: Do I have the right to dispute any deductions from the deposit?

Answer : If the Tenant disputes any deductions that have been made from the Deposit, these should be notified to the Management Company within 20 working days of the notification of charges.

Question18: Could I change the internal colour of the flat?

Answer : The Tenant will not change the internal or external colour of the Flat.

Question19: Could I sub-let my room?

Answer : The Tenant will not assign or sub-let the Room or any part thereof, or permit any other person to reside in, or occupy, the Room.

Question20: Could I invite my friends to my flat on weekends to watch football matches together?

Answer : The Tenant will not permit any television, hi-fi, radio, musical instrument, or other sound producing equipment to be audible outside the Room between the hours of 10.30pm and 8.00am and nevertheless outside those hours not to be a nuisance or annoyance to any neighbouring property.

Question21: Could my friend bring his dog while he is visiting me?

Answer : The Tenant will not keep any animal, bird or reptile at the Flat.

Question22: Could I add more new locks to the flat?

Answer : The Tenant will not make or have made any duplicate keys to the Flat nor to replace or add any new locks to the Flat.

Question23: Could I smoke in my room?

Answer : The Tenant will not smoke in any part of the Property (including using "e-cigarettes", vaping machines/equipment or pipes of any kind).

Question24: If I am a part time university student, could I rent a room in this property?

Answer : It is an essential condition of this agreement that the Tenant is a student in full time education for the duration of the Residential Period. The Tenant shall supply evidence of his or her student status to the Landlord on request.

Question25: When should I deliver the keys of my room after the end of the Residential Period ?

Answer : The Tenant will hand over to the Landlord or his agents by 12.00 noon on the last day of this agreement (howsoever ended) all keys, fobs, door entry cards, or any other access devices, to the Flat, the Room, and the Property.

Question26: How will I get the deposit at the end of the Tenancy?

Answer : The Tenant will maintain a current and valid e-mail address for communications with the Management Company and with MyDeposits Scotland, the Deposit holders, and will provide MyDeposits Scotland with bank details to which their Deposit (less any deductions made in accordance with this agreement) should be returned at the end of the tenancy.

Question27: If total rent paid in advance, is a guarantor needed?

Answer : if the Tenant settles the Rent in advance in full then they need not provide a Guarantor.

Question28: Could I provide my own fridge in my room?

Answer : The Tenant will not use or permit to use any fridge, freezer, storage heater, fan heater, convection heater or similar item in the Flat other than any that may be supplied by the Landlord.

Question29: Could I put my bicycle in my flat?

Answer : The Tenant will not bring any bicycles into any part of the Property.

Question30: Could I keep my car in the property?

Answer : The Tenant will not keep or permit to be kept any motor car, motorcycles or other vehicle, trailer or caravan within the grounds of the Property unless prior agreement has been reached with the Landlord.