

(Agreement_7)

Question 1: How do I contact the landlord?

Answer : We can be contacted on 0114 272 4963 – or by email on: enquiries@nurturstudentliving.com

Question 2: What are the consequences of breaching the tenancy agreement?

Answer : If you breach this Tenancy Agreement, we reserve the right to (and you expressly consent that we may) inform your Guarantor, the academic establishment at which you are studying and any other relevant authorities of the circumstances of your breach.

Question 3: Are mail and parcels allowed to be delivered on site and will they be collected?

Answer : We will accept delivery of your parcels and mail in accordance with our Parcel Delivery Service Terms and Conditions (as published on the <https://nurturstudentliving.com> website, which you accept by entering into this Tenancy Agreement unless you let us know otherwise. If you do not accept the Parcel Delivery Service Terms and Conditions, we will not accept delivery of parcels and mail addressed to you.

Question 4: What would happen if I paid my rent late?

Answer : If payment of the Rent or any other amount due from you under this Tenancy Agreement is late (a late payment as referred to in the Tenant Fees Act 2019 is a payment outstanding for 14 days

or more from the due date), interest will be due at the rate of 3% per annum above the base rate of the Bank of England. The interest will be payable from the date on which the rent fell due until the date it is paid.

Question 5: Is smoking allowed on the property?

Answer : You will not smoke in the Property (including E-cigarettes).

Question 6: Are pets allowed on the property?

Answer : You will not keep any animal, bird, insect or reptile.

Question 7: Do I have to be a student to live in this accommodation?

Answer : Yes, it is agreed between you and us that if at any point prior to the commencement of the Tenancy Period you cease to be a student in full time education we shall be entitled (but not obliged) to terminate this Tenancy Agreement without any penalty on our part and with immediate effect.

Question 8: How long do I have to check into the room?

Answer : Within 28 days of your Check in Date (as stated in the Booking Details).

Question 9: What happens if I am unable to check in within 28 days of the check in date?

Answer : If you have not taken occupation of the Room within 28 days of your Check in Date (as stated in the Booking Details) without

providing a written explanation which is satisfactory to us, we will treat such failure as an unconditional offer to surrender this Tenancy Agreement.

Question 10: Am I allowed to cancel a booking?

Answer : The rules governing the cancellation of your Tenancy Agreement are published at <https://nurturstudentliving.com/cancellation policy/>

Question 11: Am I allowed to pay the rent in instalments?

Answer : Payment of rent by instalments shall be conditional upon the receipt of a signed Guarantor agreement at the point of booking.

Question 12: What is a guarantor?

Answer : The Guarantor will make sure that you pay the Rent and perform and observe your obligations under the Tenancy Agreement. If you do not pay the Rent and/or perform and observe your obligations, the Guarantor will do so instead, and the Guarantor is liable to reimburse us for any losses, damages, costs and expenses shared by or incurred by us as a result.

Question 13: Who is allowed to be a guarantor?

Answer : All guarantors must be over the age of 21, a full-time UK resident for a minimum of 1 year at the time of your booking, be a homeowner or in full time employment, or be a guarantor service.

Question 14: Will there be rooms checks by the landlord?

Answer : No, however, we reserve the right for ourselves and all those expressly authorised by us to enter the Room on reasonable written notice to be stated as 24 hours (except in an emergency, when no notice will be given).

Question 15: How long do I have to sign the tenancy agreement?

Answer : You will need to sign within 5 days of confirming a booking with us.