

WESTMANOR STUDENT LIVING - TENANCY INFORMATION

ASSURED PERIODIC TENANCY PROPERTIES

2026 - 2027

How to reserve a property:

1. **Choose Carefully:** Select your flat and room carefully. Once the tenancy agreement is signed, changes cannot be made.
2. **Confirm Availability:** Contact Westmanor to ensure your chosen property is still available.
3. **Submit Your Application:** Complete the Reservation Form, Data Consent Form, and Medical Questionnaire, and provide a valid photo ID.
4. **Pay the Advanced Payment:** Pay the £100 advanced rent payment (**please note: this is non-refundable if you decide not to proceed**).
5. **Review Your Agreement:** You will receive your tenancy agreement within 7 days of completing the steps above.
6. **Sign and Return:** You must sign and return the agreement within 7 days. Failure to do so will result in the property being re-let, and the **£100 payment will be retained**.

Upfront payments & guarantor requirements:

To secure a property, please note the following financial terms:

- **Standard Properties:** A £100 advanced rent payment is required. You must also provide a UK-based guarantor. If you do not have one, you can use an approved guarantor service (e.g., Housing Hand).
- **Blue Fox Close:** A £100 holding deposit is required, along with a UK homeowner guarantor.
- **Cancellations:** If you change your mind before signing the tenancy agreement, the £100 payment is strictly non-refundable.

Tenancy length & terms:

- **Start Dates:** Tenancies usually begin between July and September.
- **Contract Type:** Properties operate on a rolling monthly contract with a minimum 6-month term. A 2-month notice period is required to end the tenancy.
- **HMO Exception:** Houses in Multiple Occupation (HMOs) must be fully vacated by mid-July to allow for the turnaround and cleaning period for new students.

Couples sharing:

- If a couple is sharing a room/property, the rent will increase by £90 to £130 per month (exact amounts may vary depending on the specific property).

Maintenance & repairs:

- **Routine Issues:** Please report all non-urgent maintenance issues using the online request form on our website.
- **Emergencies:** For urgent maintenance emergencies, please call our office directly.

Before you move in:

- All properties are thoroughly inspected, cleaned, and repaired as needed prior to your move-in date.
- Upon arrival, you will receive an inventory form to complete and return, allowing you to report any existing imperfections.

Energy & utilities:

- **Energy Allowance:** This is a fixed contribution from the landlord toward your utility bills.
- **Fair Usage Cap:** For all-inclusive properties, a fair usage cap applies to limit excessive energy consumption.
- **Excluding Bills:** If bills are not included in your rent, you will be provided with your move-in meter readings. You must set up your own energy account and will be liable for all charges from the very first day of your tenancy.

Out-of-Hours Help:

- A dedicated security team is available to handle out-of-hours emergencies or lockouts.
- Please note: Charges may apply if the call-out is determined to be tenant-related (e.g., losing your keys).

UK Guarantor Criteria:

- **Definition:** A guarantor must be a UK-based, full-time working adult who legally agrees to cover your rent if you are unable to pay.
- **Alternative Options:** If you do not have a UK guarantor, you can use an official guarantor company. Alternatively, please contact us to discuss our purpose-built student accommodation options, which do not require a guarantor.