

TERMS AND CONDITIONS

1. ONLINE SYSTEM

- 1.1** The Landlord will have accepted the student's request for accommodation when the student's on-line account status shows 'OFFER ACCEPTED'.
- 1.2** Following above clause 1.1, it is the student's responsibility to check their accommodation status.
- 1.3** All customers are required to make a prepayment when accepting their offer of accommodation. Offer will be withdrawn if a confirmation and a prepayment are not received within 72 hours.
- 1.4** Prepayments are non-refundable and will be deducted from the first instalment of the accommodation fees when due.

2. GENERAL

- 2.1** Reference in this agreement to the Landlord shall include Landlord's Agent Urban Sleep Ltd and other representatives.
- 2.2** Where two or more people are together the Landlord, the Tenant, the Guarantor, they are responsible for their obligations jointly and individually.
- 2.3** Clause and paragraph headings are for convenience only and shall not affect the construction of this deed.
- 2.4** Normal residential use of electricity, water and other utility services is included in the Rent (50kWh per person per week 1st March-1st November, 75kWh per person per week 1st November – 1st March). The Landlord reserves the right to charge Tenants for non-residential or excessive use of the utility services.
- 2.5** The Landlord cannot guarantee the continuity of the electrical, gas, water, television reception, telephone and data network service supplies to the accommodation as such services are not entirely subject to the Landlord's control. Therefore the Accommodation Office will not accept any responsibility or liability for any losses which may be incurred as a result of any interruption in the supply of these services. (You are strongly urged to 'back-up' any vital data at regular intervals).
- 2.6** The Payment Schedule refers to all payment amounts and their due dates. This includes tenants paying annually, in full and in instalments. Where tenants are paying in instalments, the Payment Schedule refers to the termly payments due in August, January, and April, proportioned at a rate of 40%, 40%, 20% of the annual amount respectively.
- 2.7** The Tenancy Agreement is an Assured Shorthold Tenancy as defined by sections 19A and 20 of the Housing Act 1988 and the provisions for the recovery of possession by us in the Housing Act 1988 apply to the Tenancy Agreement. The Tenant understands that the Landlord will be entitled to recover possession of the Premises when the Tenancy Period ends.

3. ACCOUNT PAYMENTS

- 3.1** The Tenant agrees:
 - 3.1.1** To pay Rent to the Landlord as specified in the Payment Schedule on the dates set out in that schedule for the duration of the Tenancy Period (including any and all periods when Tenant may cease to occupy the Premises for whatever reasons).

- 3.1.2** To make the Payments through the online customer portal, by debit or credit card (a standard credit card surcharge will apply). The Landlord must receive the full amount stated in the payment schedule upon the Online Customer Portal on time.
- 3.1.3** **It is your responsibility to make sure that payments are made on time and to the correct amount. We are not required to send reminders about payment due dates.**
- 3.1.4** If for any reason you cannot make your payments in full and on time, **you must inform us in advance of the due date in writing** and provide evidence of the future funding. A deferred payment plan may be offered and entered into, and the tenant will incur an administration charge. It is your responsibility to make sure that the deferred payment is made on time and to the correct amount. We are not required to send reminders about payment due dates.
- 3.1.5** To reimburse the Landlord immediately on demand in respect of any costs or charges payable by the Landlord as a result of any incomplete payment or payment being made after the Due Date stated in the Invoice issued by the Landlord.
- 3.1.6** To pay Landlord within 7 days of the Tenant receiving an Invoice, any reasonable expenditure that occurred as a result of any damage caused by negligence of the Tenant or their visitors and/or damage caused intentionally by the Tenant and/or their Visitors and/or damage caused by breach or noncompliance with this agreement and/or any of the Landlord's rules and regulations in relation to residing at the Premises committed by the Tenant or their Visitors. This excludes reasonable wear and tear and Property defects that occur out of Tenant's control that are promptly reported to the Landlord in writing via caledonai@urbansleep.co.uk or via the maintenance portal on Urbansleep.net available to all residents.
- 3.1.7** The Tenant will promptly pay any Council Tax or similar tax (if applicable) in respect to the Premises or its occupants for the Tenancy Period and all charges for electricity consumed or supplied to the Premises in case of excessive use.
- 3.1.8** The Tenant will indemnify the Landlord for any Council Tax due in respect of the entire Flat to the Local Authority as a result of change of status of the Tenant, and will within 7 days of written demand reimburse the Landlord in respect of any Council Tax payable by the Landlord as a result of the Tenant's continued occupation at the premises.
- 3.1.9** The termination or surrender of this agreement does not cancel any outstanding obligation which the Tenant owes the Landlord.
- 3.1.10** The Landlord's rights under this clause are in addition to any other rights the Landlord has under this Agreement. In particular, the Landlord reserves the right to seek compensation for a breach of this Agreement or to cover any arrears. Then the Landlord may pursue other rights and remedies it has as he sees it fit.

3.2 ARREARS

- 3.2.1** The Landlord will issue one late payment reminder free of charge within 2 days of the payment due date. If the Rent is not paid on or within 7 days of the Due Date specified on the payment schedule issued to the Tenant by the Landlord and there is no deferred payment agreement in place, the Tenant agrees to pay the Landlord an Administration Fee of £30.00 each time the Tenant is contacted, which will become payable immediately.
- 3.2.2** The Landlord will contact the Tenant for a maximum of 4 times before further action is taken.
- 3.2.3** We strongly encourage the Tenant to approach us if they are not able to make their payments on the due day as we may be able to set up a deferred payment agreement & help avoid late payment fees.

- 3.2.4 If payment of the Rent or any other money due from you under this Tenancy Agreement is late, we reserve the right to refer your account to a debt collection agency and charge you all reasonable and proper costs and expenses (including legal costs) and any value added tax thereon incurred by us in order to recover outstanding Rent or other monies unpaid by you.

4. TRANSFER OF TENANCY

- 4.1.1 You agree that you will not transfer the tenancy created by the Tenancy Agreement to anyone else without first obtaining our written consent, which we will not unreasonably withhold. However, we may as a condition of the proposed transfer:
- 4.1.11 charge you an administration fee of £250:
 - 4.1.12 require you and your Guarantor to pay the rent under the obligations of your Tenancy Agreement for the period that your Room was vacant (not occupied by you or a replacement tenant). This would be calculated and invoiced at the end of every academic term and the payment should be received by the Landlord within 7 days from the Tenant receiving the Invoice;
 - 4.1.13 require the incoming tenant to enter into an agreement with us which confirms that the incoming tenant will observe and comply with the obligations of the Tenant contained in the Tenancy Agreement.

5. TERMINATION

- 5.1 The Landlord may at their discretion (by written notice to the Tenant) terminate this Tenancy Agreement immediately if:
- 5.1.1 The Tenant shall fail to pay any instalment of the Rent in accordance with the terms of this Tenancy Agreement
 - 5.1.2 The Tenant's status as a registered student of relevant University/College shall terminate or be suspended for any reason whatsoever
 - 5.1.3 The Tenant breaches any of the obligations contained in this Tenancy Agreement whereupon the Landlord reserves the right to serve notice to end the Tenancy and take legal action to start eviction procedures.
 - 5.1.4 The Tenant commits any offence or behaves in violent, threatening or any other manner which causes nuisance to other persons or endangers the Premises, the Building or any part of it
 - 5.1.5 causes significant nuisance to other residents, neighbours, staff, visitors or is involved in illegal activity or endangers or causes damage to any part of the property, its grounds or the neighbourhood of the property
 - 5.1.6 Uses the Premises or any part of the Building for any unlawful purpose
- 5.2 The Effect of Termination for any of the actions covered by clause 4.1 will be to end the Tenancy Period but will not release the Tenant from any outstanding obligations and the Tenant will be liable for the outstanding Rent and any Payments due.

6. CANCELLATIONS

- 6.1 Please be aware that **£200** will be retained for any cancellation made before the 1st August.
- 6.2 **£250** will be retained if cancellation is made after on or after the 1st August **and you will be liable for a full year's rent until a suitable replacement is found.**

6.3 You must inform us about your cancellation in writing. If you fail to inform us of your cancellation in writing, you (and your Guarantor) will be liable for the full year's rent.

6.4 The Tenant should be aware that he/she will be bound for the whole Tenancy Period specified above and will not be released from obligations until the Tenancy Period expires.

7. LANDLORD'S OBLIGATIONS

7.1 Throughout the Tenancy Period the Landlord will:

7.1.1 Give the Tenant exclusive uninterrupted occupation of the Premises and the right (shared with others) to use Cluster Common and Common parts of the Building as long as the Tenant pays the Rent and complies with the Tenancy rules stated in this Agreement and Tenancy Rules. We will:

7.1.1.1 maintain and repair the structure of the Building;

7.1.1.2 maintain, repair, decorate and provide adequate heating and lighting to the Building Common Areas and the Flat Common Areas; and to clean the Building Common Areas;

7.1.1.3 provide an adequate supply of hot and cold water, heating and electrical power to the Flat;

7.1.1.4 provide secure facilities for the Building; and

7.1.1.5 provide and maintain equipment in the Building Common Areas and the Flat Common Areas.

7.1.2 Arrange the Tenant's contents to be insured under a comprehensive insurance policy, the details of which, including the conditions and limit of cover are available from the Landlord.

7.1.3 Use all reasonable efforts to arrange for any damage to be remedied as soon as practicable, provided that there is a reasonable prospect that such damage can be remedied within the current academic year.

7.1.4 We reserve the right during the Tenancy Period to move you to alternative accommodation (which may be in a hotel) for the purpose of carrying out emergency repairs to the Room and/or the Flat or if we consider it necessary or desirable to avoid difficulties between tenants or for the better management of the Building, provided that:

7.1.41 you are given reasonable notice;

7.1.42 the alternative accommodation is of no lesser standard than your Room/Flat; and

7.1.43 you will occupy the alternative accommodation on the same terms as those of the Tenancy Agreement.

7.1.4 Refund to the Tenant any Rent paid for any period in which the Property is inhabitable or inaccessible as a result of any such damage save where loss of Rent is not recoverable under the Landlord's insurance policy by reason of the Tenant's action.

7.1.5 Use all reasonable endeavours to arrange for the Building Common Parts to be clean and properly lighted.

7.1.6 We will accept delivery of parcels and mail addressed to you at the Building in accordance with our Parcel Delivery Service Terms and Conditions, 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.

8 TENANT'S OBLIGATIONS

8.1 Throughout the Tenancy Period the Tenant agrees to:

- 8.1.1** Accept the Room, Flat and Flat Common Areas as being in good and tenantable repair and condition and fit for the purposes for which they are let and/or intended to be used from the Tenancy Start Date unless you let us know in writing of any defects in the condition and repair within 48 hours of you moving into the Room (which means when you collect the keys for the Room). This will be used (allowing for reasonable wear and tear and taking into consideration any faults and defects reported throughout the year) to assess the state of the property at the end of the Tenancy.
- 8.1.2** Accept that all the Contents are present in the Room and Flat unless you let us know in writing that items are missing from the inventory within 48 hours of moving into the Room
- 8.1.3** Report any accident or incident in or around the Building to us as soon as possible after it occurs and in any event no later than within 48 hours after it occurs and, if reasonably requested to do so by us, you agree to complete an incident or accident form and return it to us.
- 8.1.4** To allow the Landlord access (and those authorised by us) to the Cluster Common Parts, at any time for the purposes of inspection and the carrying out of repairs, maintenance and cleaning of the Premises, Cluster Common Parts, Common Parts and the Building itself.
- 8.1.5** Maintain the Room and, with the other tenants of the Flat, the Flat Common Areas in at least as good repair and decorative order and clean condition as they are in at the Tenancy Start Date (except for damage by accidental fire and water from the domestic services infrastructure and reasonable wear and tear).
- 8.1.6** Maintain the Contents in at least as good repair and condition as they are in on the Tenancy Start Date except for fair wear and tear (the inventory we provide you on moving in to the Room shall be evidence of their existing condition, and any defect shall be noted on the inventory).
- 8.1.7** Promptly notify us of any damage or defect in the Room and/or the Contents and/or the Flat and/or the Building.
- 8.1.8** Operate the Service Media and electrical appliances in the Flat in accordance with the manufacturer's instructions and not change, damage, alter or interfere with them in any way and to ensure that any electrical appliances which are not supplied by us comply with all relevant standards and regulations.
- 8.1.9** To give notice to the Landlord immediately, of any failure in water, drainage, electrical or other services at the Premises.
- 8.1.10** To be responsible for any injury, loss or damage caused by malfunction of equipment or electrical appliances owned or brought into the Building by a resident or a guest.
- 8.1.11** To keep the Premises and the Landlord's furnishings and appliances in a good, clean condition and not to remove any of the said furnishings and items from the Premises.
- 8.1.12** To clean and keep in a tidy condition the Premises and Cluster Common Parts, to dispose of all refuse in accordance with the directions made by the Landlord in this regard from time to time.
 - 8.1.12.1** The state of the Cluster Common Parts will be checked monthly by a representative of the Landlord. The Cluster Common Parts will be checked once every 3 months with Landlord giving notice at least 24 hours in advance.

- 8.1.12.2 If the Tenants of the flat fail to maintain their flat tidy and clean, the Landlord will issue a written warning. If the Tenants ignore it, the Landlord reserves the right to commission cleaning of the flat and charge the Tenants for the cleaning services.
- 8.1.13 To allow the Landlord access to the Premises (and those authorised by us) under the Terms of this Agreement (the Room) following the Landlord giving statutory notice period, except when in emergencies (floods, fire, electrical faults etc.), to:
- 8.1.13.1 inspect its condition;
 - 8.1.13.2 carry out viewings of the Room and/or Flat with prospective tenants or purchasers of the Building;
 - 8.1.13.3 carry out any necessary repairs or alterations to the Room and/or Flat and/or Building; and
 - 8.1.13.4 maintain, repair and, if necessary, replace the Service Media and any pipes, cables, wires, drains and sewers within the Room.
- 8.1.14 Not to share the occupation of the Premises or any part of it nor do or cause anything to be done whereby the occupation of the Premises is shared with any other person and not under any circumstances to part with or sub-licence the whole or part of the Premises.
- 8.1.15 Not to have overnight visitors for longer than two consecutive nights and to ensure that they act according to the Tenancy rules. The Landlord reserves the right to refuse entry to any visitor in its absolute discretion.
- 8.1.16 Not to conduct any form of business, trade, profession or employment or any other commercial activity including casual agreements resulting in any non-student use of the premises.
- 8.1.17 Not to publically displaying any promotional material or marketing material for any third party.
- 8.1.18 Not to keep any animals including birds, fish, reptiles, insects or mammals upon the Premises.
- 8.1.19 Not to use the Premises otherwise than as a private living accommodation.
- 8.1.20 Give notice to the site manager of the Building of any intend of absence from the premises for a period of ten consecutive nights or longer.
- 8.1.21 Not to allow access to unknown or unidentified persons to any of the buildings on their site of Accommodation.
- 8.1.22 If a tenant has concerns about unknown or unidentified persons they should not approach them but contact a member of staff for assistance. All legitimate Staff, Contractors and Public Services representatives will display valid ID when working in the accommodation.
- 8.1.23 To report the loss of any keys to the Premises or to the Building immediately to the site manager of the Building and on Termination of this Tenancy Agreement to immediately return all keys, provided that in any case it is arranged, leaving keys will not in any circumstances be deemed as acceptance of termination of this Agreement.
- 8.1.24 Not to make any alterations or additions to the Premises nor to make any alteration to the decoration of the Premises in any manner which may damage the structure or decoration of the Room or the Flat Common Areas or place anything outside the windows of the Room or the Flat Common Areas.

- 8.1.25 Not to tamper, force or in any way open the windows of the Building beyond their restricted opening.
- 8.1.26 To ensure that their doors and windows are properly secured when they are not present. Students must not disclose door access codes to anyone.
- 8.1.27 Not to install a private telephone at the Premises. Not to erect any external TV aerial or appliance for any TV sets used at the Premises.
- 8.1.28 Ensure that any refuse/rubbish is disposed of in the external bins provided for the purpose.
- 8.1.29 To hold a current TV licence for any TV sets used at the Premises.
- 8.1.30 To attend a site safety meeting at the beginning of the residence period arranged by the Landlord.
- 8.1.31 To observe fire and safety precautions at all times.
- 8.1.32 Not to leave cooking unattended leading to the activation of smoke or fire detectors.
- 8.1.33 Not to have anywhere at the building, use or permit to be used any electrical fires, gas fires, paraffin heaters, chip pans, woks, candles, incense sticks, oil burners or oil lamps.
- 8.1.34 Not to use any cooking appliances except those provided by the Landlord in the Cluster Common Parts or preapproved by the Landlord.
- 8.1.35 To ensure your personal possessions used in the accommodation meet the minimum standards set by the UK fire, electrical and safety regulations.
- 8.1.36 Not to smoke in any part of the Building at any time.
- 8.1.37 Smoking outside the accommodation buildings must be considerate of the wellbeing of other residents. For example, if smoking outside a building you should be 5 metres away from any residential door or window.
- 8.1.38 Not to wedge or jam open any fire door and in particular any kitchen door.
- 8.1.39 Not in any way to misuse any fire alarm or fire safety appliance at the Building or tamper with or obstruct any smoke or heat detectors.
- 8.1.40 Not to set out a fire alarm without due cause. If the Tenant or a Guest sets off the fire alarm resulting in attendance of the emergency fire services or the evacuation of the Building, the Tenant shall pay on written demand a reasonable sum as required by the relevant emergency service to cover any resulting costs incurred by the Landlord.
- 8.1.41 To respond immediately if the fire alarm at the Building is ringing by following the evacuation procedure.
- 8.1.42 To leave the premises immediately when the fire alarm sounds and DO NOT return until instructed to do so by Accommodation staff or the Fire Service.
- 8.1.43 Not to store any items in doorways, on walkways and staircases or anywhere else on the emergency evacuation route.
- 8.1.44 Store the bicycles only in the area designated by the Landlord and not to store them in the Room, Cluster parts or Common parts of the building.
- 8.1.45 Not to do, or allow to be done, anything which may be a nuisance or annoyance or cause any discomfort or inconvenience for the Landlord or other Residents and in particular not to make any noise audible outside the premises between 11pm and 8am.

- 8.1.46 All guests/visitors are expected to be considerate of the needs of other tenants of the accommodation and are expected to abide by the same regulations as the tenant (host) and will be asked to leave the accommodation if they do not.
- 8.1.47 The Landlord reserves the right to ask any guest (including relatives) or visitor to leave the accommodation immediately.
- 8.1.48 Not to engage in lewd or sexually inappropriate behaviour anywhere within the accommodation or their grounds.
- 8.1.49 Not to harass, threaten or assault any other tenants of the Building or their guests or any of our employees or any other person;
- 8.1.50 Not to use the Premises for any illegal purposes.
- 8.1.51 Not to bring weapons or any imitations of weapons to any part of the Building.
- 8.1.52 The possession, use, sale or other trafficking of illegal drugs or controlled substances. Tenants suspected of involvement in drug/controlled substances activity will be reported to the police. Except prescription drugs prescribed by a licenced Medical Practitioner.
- 8.1.53 To comply with any restrictions on outdoor activities within the accommodation grounds, e.g. barbeques, ball games.
- 8.1.54 Not to do or permit to be done on the Premises anything or act whereby the insurance policy of the Building may become voidable or whereby the premium may be increased.
- 8.1.55 To provide all necessary documentation including a current exemption certificate within a month of the date of moving in and if the documents are not supplied or if the Tenant is not eligible, than the Tenant must pay Council Tax on the Premises
- 8.1.56 Should the Tenant wish to leave the Property prior to the end of the Tenancy Agreement, the Tenant shall still remain liable for the Rent of the Premises during any period when the property is not occupied by a replacement student.
- 8.1.57 In the event that the Tenant finds a suitable replacement Tenant approved by the Landlord, then the Tenant will have to pay a cancellation fee of £250.00 and will be responsible for the Rent of the Premises until the suitable replacement Tenant has made the Payment in advance to the Landlord and signed a Tenancy Agreement to take over the Tenancy of the Property named in this Agreement.
- 8.1.58 All the tenants of the Flat will share the cost of damage to the shared facilities or Contents in the Flat Common Areas.

9 WHEN YOU LEAVE

9.1 You agree to:

- 9.1.1 Return the Room, the Contents and the key to the Room/Flat/Building to us at the end of the Tenancy Agreement (however and whenever it ends), in the same condition as recorded on the inventory and, by no later than 10am on the date the Tenancy Agreement ends, clear all your belongings from the Room and the Flat Common Areas, failing which we shall be under no duty of care towards your belongings and will be free to dispose of them as we think fit without any liability to you;
- 9.1.2 Make sure that any refuse/rubbish is disposed of in the external bins provided for the purpose.
- 9.1.3 Causing damage to rooms, shared kitchens, shared bathrooms, shared social spaces or any other parts of the accommodation or its grounds. Students will be liable to pay the full costs of repairing any damage caused by themselves or their guests and the Accommodation

Office's reasonable administration costs. A reasonable allowance for 'wear and tear' will be made when assessing repair costs.

10 AGREEMENTS AND DECLARATIONS

10.1 It is agreed between you and us that if:

10.1.1 the whole or any part of the Rent is unpaid for one month after it becomes due (whether legally demanded or not); or

10.1.2 there has been a breach, non-performance or non-observance of your obligations; or

10.1.3 any of the grounds set out in the Housing Act 1988 Schedule 2 Grounds 2, 6, 8, 10-15 (inclusive), and 17 apply (may need to check that this is still valid)

then we may apply for a Court Order stating that we shall repossess the Room as if the Tenancy Agreement has not been granted. If the Court Order is granted the Tenancy Agreement will end immediately but without prejudice to any right of action or remedy either you or we may have in respect of any previous breach of the other's obligations under the Tenancy Agreement.

10.4 If the Room, Flat and/or Building are destroyed, or are otherwise damaged so as to make the Room and/or Flat incapable of occupation, then we or you may end the Tenancy Agreement by giving the other one month's written notice.

10.5 The Landlord reserves right to make amendments to the rules of conduct in the accommodation and operational schedules and provide written notification of any amendments. The latest version of our rules of conduct in accommodation and operational schedules can be found at the Urban Sleep office of your accommodation. This will not affect the Terms and Conditions of your Tenancy Agreement.

11 GUARANTEE

11.1 If a Tenant wishes to pay in termly instalments, the Tenant must have a suitable Guarantor.

11.2 A suitable Guarantor must be in full time employment and demonstrate their ability to perform your financial obligations by providing:

copies of last 6 months' payslips,
copies of 3 recent bank statements,
copy of ID and
copy of proof of residence.

11.3 The Guarantor may be asked to provide a credit check report performed by a registered referencing company. The Landlord can organise a credit check with the Landlord's preferred supplier (currently Experian) if the Tenant and the Guarantor request to do this and give the Landlord a written permission to do so. In this case the Tenant will be asked to pay a non-refundable credit check fee specified by the Landlord at the time.

11.4 The Guarantor and the Tenant will also be evaluated using an internal affordability check, based on the documents provided. If the Guarantor does not meet our affordability check, the Landlord reserves the right to offer accommodation with a full annual payment in advance. If the Guarantor fails verification checks, the Landlord reserves the right to terminate the Tenancy Agreement and apply an administration fee.

11.5 The Landlord strongly recommends to perform Guarantor verification checks prior to signing your Tenancy Agreement in order to ensure that instalment payment plan is suitable for the Tenant.

11.6 The Landlord may require that international documents are provided with a copy of a certified translation.

11.7 In case of sponsorship, a letter confirming sponsorship must be provided with contact details for the person in charge of the sponsorship funds and this will be sufficient to set up a payment plan in instalments.

12 STUDENT STATUS

12.1 The Tenant is required to be a student in full time education during the whole Tenancy Period.

12.2 The Tenant must provide a proof of this status when applying for accommodation and on request during the Tenancy Period.

12.3 The Landlord reserves the right to make exceptions and allow Tenants who are not students to stay in the accommodation without disclosing the reasons.

13 GENERAL PROVISIONS

13.1 This Agreement shall take the effect of the provision of Section 11 of the Landlord and Tenant Act 1985 if applicable.

13.2 In the event that there is more than one Tenant named in this Agreement, this is a joint Tenancy and the Property is let as one Household.

14 SEVERABILITY

14.1 If any term, condition or provision contained in the Tenancy Agreement shall be held to be invalid, unlawful or unenforceable to any extent, the validity, legality or enforceability of the remaining parts of the Tenancy Agreement shall not be affected.

15 GUARANTOR'S OBLIGATIONS

15.1 By Accepting the Offer and making the Prepayment, You, the Guarantor are agreeing that the provided information is, to the best of your knowledge, true and that You have no objection to the information being verified if necessary.

15.2 The Guarantor also understands:

15.2.2 That in the event of defaulting in respect of the covenants as a guarantor, any such default may be recorded with a credit referencing agency who may supply information to other credit companies or insurers and the information disclosed herein may be disclosed in order to recover any monies due or to trace my whereabouts.

15.2.3 That You hereby unconditionally guarantee the payment of all monies due arising out of Tenancy Agreement entered into by the Tenant, which are detailed in the Payment Schedule. You agree that this guarantee cannot be affected by any indulgence (such as time) the Landlord might see fit to grant the Tenant.

15.2.4 You understand that if the Tenant fails to pay, You will be liable and will pay upon demand the sum owing. You understand that if any information provided within this document is found to be untrue, it can be a reason for termination of the Tenancy.

15.2.5 Your guarantee is liable for the whole period of the Tenancy. The Landlord lets the Premises to the Tenant at the Rent for the Tenancy Period on the Standard Letting Terms set out in this Tenancy Agreement as varied or supplemented by any Special Letting Terms. In consideration of the Landlord entering this Agreement, the Guarantor agrees to guarantee the obligations of the Tenant contained in this Agreement.

By accepting our offer of accommodation and making your prepayment, you are hereby accepting that you have read and agree to the terms and conditions of this tenancy agreement. This Agreement is a legally binding contract.