

ACADEMIC YEAR CONTRACT

Applies to **Long-Term Bookings** (37 weeks and longer) with **August, September, October 2025** check-ins

HOW TO SECURE YOUR BOOKING

- **PAY £250 HOLDING DEPOSIT WITHIN 24 HRS**
- **SIGN THE CONTRACT WITH YOUR GUARANTOR**
- **PAY 1ST RENT PAYMENT BY 15TH JULY 2025**

TERMS AND BENEFITS

- **7-DAY COOLING-OFF BEFORE 15TH JULY 2025 AND 1-DAY AFTER**
- **FREE CANCELLATION*** FOR VISA REFUSALS UP UNTIL **2 WEEKS BEFORE CHECK-IN** (ONLY HOLDING DEPOSIT IS KEPT)
- **FREE CANCELLATION*** FOR PERSONAL REASONS UP UNTIL **31ST OF MAY** (ONLY HOLDING DEPOSIT IS KEPT)
- **2% DISCOUNT FOR INSTANT PAYMENTS, 1.5% DISCOUNT FOR SINGLE PAYMENT**
- **2 INSTALMENTS FOR NO EXTRA FEE, DUE DATES MAY BE TAILORED TO YOUR STUDENT LOAN**

CANCELLATION FOR VISA REFUSALS / NO STUDENT STATUS

Cancel within cooling-off:	Full refund, including the Holding Deposit. In other words, cancellation fee is £0
Cancel more than 2 weeks before check-in:	Full refund, except for the Holding Deposit. In other words, cancellation fee is £250
Cancel 0-2 weeks before check-in:	Full refund, except for the Holding Deposit and 2 weeks rent. In other words, cancellation fee is £250 + 2 weeks rent
Cancel after check-in & not collecting keys:	Cancellation fee is £250 + 2 weeks rent + accumulated weeks rent from your check-in date until the date you notified us

We, unfortunately, do not offer cancellation for visa refusals after you checked-in and collected keys. We can, however, offer a replacement option.

CANCELLATION FOR OTHER REASONS

Cancel within cooling-off:	Full refund, including the Holding Deposit. In other words, cancellation fee is £0
Cancel before 1st of June 2025:	Full refund, except for the Holding Deposit. In other words, cancellation fee is £250

We, unfortunately, do not offer cancellation for personal reasons outside cooling-off on or after 1st of June 2025. We can, however, offer a replacement option.

FLEXIBLE ALL-YEAR CHECK-IN CONTRACT

Applies to all **2-36 Weeks Bookings**

Also applies to **Long-Term Bookings** (37 weeks and longer) with check-ins in **Nov, Dec, Jan, Feb, Mar, Apr, May, June, July**

HOW TO SECURE YOUR BOOKING

- **PAY £250 HOLDING DEPOSIT** WITHIN **24 HOURS**
- **PAY 1ST RENT PAYMENT 4 WEEKS** BEFORE CHECK-IN
- **SIGN THE CONTRACT WITH YOUR GUARANTOR**

TERMS AND BENEFITS

- **1-DAY COOLING-OFF PERIOD**
- **FREE CANCELLATION*** FOR VISA REFUSALS UP UNTIL **2 WEEKS** BEFORE CHECK-IN (ONLY HOLDING DEPOSIT IS KEPT)
- **FREE CANCELLATION*** FOR PERSONAL REASONS MORE THAN **4 WEEKS** BEFORE CHECK-IN (ONLY HOLDING DEPOSIT IS KEPT)
- **CHECK-IN CAN BE CHANGED** UP UNTIL **4 WEEKS** BEFORE CHECK-IN WITHOUT FEES (SUBJECT TO AVAILABILITY)
- **2 INSTALMENTS** FOR LONG-TERM BOOKINGS FOR NO EXTRA FEE

CANCELLATION FOR VISA REFUSALS / NO STUDENT STATUS

Cancel within cooling-off:	Full refund, including the Holding Deposit. In other words, cancellation fee is £0
Cancel more than 2 weeks before check-in:	Full refund, except for the Holding Deposit. In other words, cancellation fee is £250
Cancel 0-2 weeks before check-in:	Full refund, except for the Holding Deposit and 2 weeks rent. In other words, cancellation fee is £250 + 2 weeks rent
Cancel after check-in & not collecting keys:	Cancellation fee is £250 + 2 weeks rent + accumulated weeks rent from your check-in date until the date you notified us

We, unfortunately, do not offer cancellation for visa refusals after you checked-in and collected keys. For 37 weeks and longer bookings, we can, however, offer a replacement option.

CANCELLATION FOR OTHER REASONS

Cancel within cooling-off:	Full refund, including the Holding Deposit. In other words, cancellation fee is £0
Cancel more than 4 weeks before check-in:	Full refund, except for the Holding Deposit. In other words, cancellation fee is £250

We, unfortunately, do not offer cancellation outside cooling-off, 4 weeks prior to check-in or later. For 37 weeks and longer bookings, we can, however, offer a replacement option.