

Cancellation & Booking Policy

取消及预订政策

1. Booking Terms 预定条款

1.1. The Landlord agrees to conduct reference checks or verification (if required) of the Tenant's information without delay after payment of the Deposit.

房东同意在支付押金后立即对租客的资料进行核实(如有需要)。

1.2. The Tenant agrees (subject to approval of this Booking by the Landlord) that when the Tenant signs and returns the Tenancy Agreement to the Landlord this shall constitute authority for the Landlord to counter-sign and complete the Tenancy Agreement without delay once the Landlord has notified the Tenant that the Booking has been accepted. This Tenancy Agreement will then be a binding legal contract and a copy will be available from Hello Sign upon completion of the signature process.

承租人同意(由房东批准的预订),一旦房东通知承租人预订已被接受后,房客应该立刻进行签字并返回租赁协议,并且这将被视为房东有权及时签字并完成协议签字。本租赁协议将是一份具有约束力的法律合同,并将在完成签名程序后从 Hello Sign 获得一份合同副本。

1.3. The Tenant agrees to provide an eligible and acceptable Guarantor who shall complete a Guarantor Agreement if the Tenant is a UK citizen and chooses not to pay the Total Rent prior to the Start Date or if the Tenant is under the age of 18 at the date of signing the Tenancy Agreement the Tenant agrees to provide an eligible and acceptable Guarantor who shall complete a Guarantor Agreement whether the Tenant is a UK citizen or a non-UK citizen. If the Tenant is a non-UK citizen, the Tenant agrees that in lieu of a Guarantor, they must pay all of the Total Rent in advance.

承租同意提供一名合格且被接受的担保人来完成一项担保协议,如果承租人是英国公民并选择在开始租期之前不支付总租金。或者承租人在签订租约之日其年龄为 18 岁以下,并承租人同意提供一名合格且被接受的担保人来完成一项担保协议,无论承租人是否为英国公民或非英国公民。如果承租人是非英国公民,承租人将为本人的担保人,他们必须提前完成支付全部租金。

2. Cancellation Policy 取消政策

2.1. Either party may terminate this Booking (and the Tenancy Agreement, if completed) by sending an email to the other party at any time during the 7 days after the date of this Booking (the "7 Day Cooling-Off Period") unless the Move-In Date has occurred before then. If the Booking is cancelled during this period the Landlord will not charge the Tenant any sums due under the Tenancy Agreement and the Deposit or advance of the Total Rent paid to the Landlord will be returned to the Tenant.

任何一方均可在本预订日期后 7 天内("7 天冷却期")的任何时间向另一方发送电子邮件终止本预订(以及已完成的租赁协议),除非在提交申请时已经超出搬入日期。如果预订在此期间被取消,房东将不向承租人扣除租金,并将向房东支付的押金或总租金预付款退还给承租人。

2.1.1. If the Booking is cancelled after the 7 Day Cooling-Off Period and advance of the Total Rent is not paid, then the Tenant will not be entitled to the Deposit refund.

如果在 7 天冷却期后取消预订,且未预付总租金,则承租人无权要求退还押金。

2.2. If the Tenant is a prospective first year undergraduate student or a postgraduate student and the Tenant's offer of a place at the University is withdrawn for one of the following reasons:

如果承租人是未来的本科一年级学生或研究生,而承租人因以下原因之一而被取消在大学的入学邀请:

2.2.1. by the University as a result of the Tenant not having achieved the required entry grades; or

因承租人没有达到被大学规定录取的入学成绩;或

2.2.2. if the Tenant chooses to go to a different University as a result of having exceeded the Tenant's expected grades; or

如果承租人因成绩超出预期而选择另一所大学;或

2.2.3. the Tenant's place at the University is withdrawn as a result of the Tenant's student visa being denied; the Tenant may be eligible to be released from this Booking (and the Tenancy Agreement, if completed) provided the Tenant supplies the Landlord with the following evidence:

由于学生签证被拒绝,承租人在大学的注册被取消;如果承租人向房东提供以下证据,则承租人有资格解除本预订(以及已完成的租赁协议):

in respect of clause 2.2.1, a copy of the written rejection letter from the University or a screen shot of the Tenant's UCAS which confirms that the required results were not achieved for the University; or

in respect of clause 2.2.2, a copy of the proof of acceptance of your new University by UCAS adjustment; or

in respect of clause 2.2.3, a copy of written rejection letter from the University which confirms that the Tenant does not have the relevant Visa and a copy of the relevant Visa rejection correspondence.

关于第 2.2.1 条,一份大学的书面拒绝信或承租人的大学入学申请办事处(UCAS)的屏幕截图,确认承租人没有达到大学所要求的成绩;或

关于第 2.2.2 条,请提供大学入学通知书复印件;或

关于第 2.2.3 条,一份来自大学的书面拒绝信的副本,确认承租人没有相关的签证,以及一份相关的签证拒绝信件的副本。

2.2.4. The Tenant must send the documents to the Landlord via email within 7 days from the date the Tenant's results are published or within 7 days from the date the relevant Visa rejection correspondence is received. The Landlord will verify the documents and the Tenant will be obliged to supply any additional information requested by the Landlord. Provided that the Landlord is satisfied with the documents provided, this Booking (and the Tenancy Agreement, if completed) will be cancelled and the Deposit or advance of the Total Rent paid to the Landlord will be refunded to the Tenant.

承租人必须在结果公布之日起 7 天内或收到相关签证拒签函件之日起 7 天内,通过电子邮件将文件发送给房东。房东将核实文件,承租人有义务提供房东要求的任何其他资料。如果房东对所提供的文件感到满意,本预订(以及已完成的租赁协议)将被取消,支付给房东的押金和总租金预付款将退还给承租人。

2.3. To the extent provided by law, the Landlord shall not be liable to pay damages to the Tenant if the Landlord cannot give possession of the Unit to the Tenant on the Move-In Date for reasons beyond the Landlord's reasonable control and in such case the Tenant shall not be liable to pay any part of the Total Rent or perform any of the other Tenant's obligations prior to the date on which possession of the Unit can be given. The Tenant may terminate this Booking (and the Tenancy Agreement, if completed) if the Landlord is unable to give possession of the Unit to the Tenant within 90 days of the Move-In Date and the Deposit or advance of the Total Rent paid to the Landlord will be refunded to the Tenant.

在法律规定的范围内，房东不用承担因超出了房东的合理控制原因的未能在入住日期的提供给承租人房间的赔偿，在这样的情况下，承租人无责任支付任何一部分租金或在交付房间前履行任何其他承租人的义务。如果房东无法在入住日期后 90 天内将房间的使用权转交给承租人，承租人有权解除这个预订(如果完成租约)，并房东将退还已支付的押金和全部房费。

2.4. Following cancellation of this Booking (and the Tenancy Agreement, if completed) in accordance with this clause the Landlord will be entitled to re-market the Unit immediately to other prospective tenants.

在根据本条款取消预订(以及已完成的租赁协议)后，房东将有权立即向其他准承租人重新出售房间。

3. COVID-19 Cancellation Policy 新冠疫情取消政策

3.1. In addition to any cancellation rights listed in clause 2 of this Booking, the Tenant may cancel this Booking or modify terms of the Booking (and the Tenancy, if completed):
除本租约第 2 条所列的任何取消权外，承租人还可以取消本租约或修改租约条款(如已完成租约):

3.1.1. if the Tenant lives in a country that has government-imposed travel restrictions in place by either the home country or the United Kingdom and/or local government that prevent the Tenant from traveling or arriving to the Property to taking possession of the Unit. If the restrictions are for an indeterminate amount of time, the Tenant may cancel the Booking (and the Tenancy, if completed). If the restrictions have a published ending date, the Tenant may post-pone the Move-In Date up to the published ending date.

如果承租人居住的国家有所在国或英国的当地政府实施了旅行限制，从而阻止承租人旅行或前往该物业来入住。如果限制的时间不确定，承租人可以取消预订(以及已完成的租约)。如果限制有公布的结束日期，承租人可以将入住日期推迟到公布的结束日期。

In respect of clause 3.1.1, the Tenant must provide written notice to the Landlord of their desire to cancel or modify the Move-In Date no later than 7 days prior to the Move-In Date and must show evidence of the government-imposed restrictions.

关于第 3.1.1 条，承租人必须在迁入日期前 7 天向房东提供书面通知，要求取消或修改迁入日期，并必须出示政府施加的限制的证据。

3.1.2. if the Tenant's University and programme of study delays full-time or part-time face-to-face teaching programmes, the Tenant may postpone the Move-In Date until face-to-face teaching commences, either full-time or part-time. This clause applies only if no face-to-face teaching occurs.

如果承租人的大学和学习计划推迟全日制或兼职面对面教学课程，承租人可以推迟入住日期，直到全日制或兼职面对面教学开始。这一条款只适用于没有面对面教学的情况。

In respect of clause 3.1.2, the Tenant must provide written notice to the Landlord of their desire to modify the Move-In Date no later than 7 days prior to the Move-In Date and must show evidence of lack of face-to-face teaching for their specific courses of study for the term in question.

的条款 3.1.2, 承租人必须提供书面通知房东希望修改的入学日期不迟于入学日期 7 天前和必须提供证据证明他们在该学期的特定课程中不需要面对面教学。

3.1.3. if the Tenant's University cancels the study programme and course, the Tenant may cancel the Booking (and the Tenancy, if completed).

如果承租人的大学取消学习项目和课程，承租人可以取消预订(以及已完成的租约)。

In respect of clause 3.1.3, the Tenant must provide written notice to the Landlord of their desire to cancel the Booking (and the Tenancy, if completed) no later than 7 days prior to the Move-In Date and must show evidence of the cancellation of the study programme and course on official correspondence to the Tenant from the University.

的条款 3.1.3,承租人必须提供书面通知的房东想取消预订(租赁,如果完成)不迟于入学日期 7 天前和必须出示大学官方给予承租人证明表示研究项目和课程取消的信函。

3.2. All aspects of this COVID-19 Cancellation Policy apply only until the Tenancy is granted at Move-In. After this occurs, the Tenancy governs any rights to termination from both parties.

关于 COVID-19 新冠所有取消策略只适用于在承租人办理入住之前。在此之后,租约将管辖双方的任何终止权利。

3.3. If the Booking is cancelled during this period for any reason listed in clause 3, the Landlord will not charge the Tenant any sums due under the Tenancy Agreement and the Deposit or advance of the Total Rent paid to the Landlord will be returned to the Tenant. If the Tenancy's Move-In Date is postponed or otherwise adjusted, any portion of the Total Rent will not be charged for the pro-rata share of days it is postponed, and any amounts paid by the Tenant will be credited to the Tenant's account.

如果在此期间因第 3 条所列的任何原因取消预订,房东将不向承租人收取租约项下的任何到期款项,并将已支付给房东的押金或总租金预付款退还给承租人。如果租赁的入住日期被推迟或进行了其他调整,总租金的任何部分都不会按推迟日期的比例收取,承租人支付的任何金额都将记入承租人的账户。

注:本条款所有解释以英文版为准。