

WHBreading - WHB Student Lets

**[www.whbstudentlets.co.uk](http://www.whbstudentlets.co.uk)**

**[www.whbreading.co.uk/residential-lettings](http://www.whbreading.co.uk/residential-lettings)**

Students: Viewings & Maintenance: [info@whbstudentlets.co.uk](mailto:info@whbstudentlets.co.uk)

66 Preston Street Faversham Kent ME13 8PG

Some Useful Information: TENANCIES JULY 2023 TO JUNE 2024

**Viewings & Reservations Team / Property Tour Bookings  
(Free Minibus)  
– Tel 01795 3 42 42 3 / Text / Whats App 07718 488993**

All properties are in excellent locations, close to uni and / or the city centre, in nice areas! All properties are equipped, furnished, and maintained to the highest standards – in fact if you can see some improvement that you would like, then let us know!

Students groups look to secure properties from early November for the following academic year.

Please see individual property advertisements for details of rents. Rent payments are quarterly.

The tenancy agreement is usually from 1<sup>st</sup> July 2023, to 30<sup>th</sup> June 2024, for most of our properties. Full rent is payable for 52 weeks, unless specifically stated in the property advertisement and tenancy agreement.

Keys are available to you on 1<sup>st</sup> July 2023 (or the first date of the lease if different dates).

A deposit of £200 per person is payable for most of our properties upon signing tenancy agreements, unless otherwise stated. The deposit is refundable, subject to the property being vacated in an acceptable condition, promptly after the end of the tenancy. The deposit is protected by the Deposit Protection Service ([www.depositprotection.com](http://www.depositprotection.com)). This guarantees your deposit is safe. *There is no extra deposit payable for renewals – your existing deposit is transferred.*

**A bills package is available on most properties.  
Please ask for more details of current rates.**

There is one tenancy agreement for everyone at the property. To confirm, if someone wishes to leave the tenancy agreement (not move in / move out during the tenancy), it is that person's / the group's responsibility to find a replacement tenant for the group. We shall be happy to create a new tenancy agreement if necessary.

A UK guarantor (parent / guardian) is needed to guarantee your share of the total rent for the property. The completed forms will need to be returned within 7 days of application.

At the start of the tenancy, an inventory of fixtures / fittings and noting the condition of the property is prepared. This is used to check the property at the end of the tenancy.

Rent is payable by bank transfer on or before the due dates.

All properties shall be presented in a clean and tidy condition at the start of the tenancy. If when you move in something needs attention...let us know ASAP!...we are happy to help!

All properties offer a GasSafe gas safety certificate, as well as an electrical safety certificate. Smoke alarms, CO alarms, and fire blankets are also provided for your safety.

All properties are offered on the following basis:

- first group to pay the holding fee and complete application forms secure the house
- ID / proof of address, signed tenancy agreements, guarantor forms, and deposits must then be returned within 7 days

(Note: not all tenancies commence 1<sup>st</sup> July, and deposits may vary...there are a few exceptions!)

**[www.whbstudentlets.co.uk](http://www.whbstudentlets.co.uk) ~ 07718 488993**

**[www.whbreeding.co.uk/residential-lettings](http://www.whbreeding.co.uk/residential-lettings)**

## *A quick step by step guide to reserving your new property!...*

**(November 2022 Update)**

**NO ADMIN FEES**

**&**

**ONLY A £75 HOLDING FEE PAYABLE TO RESERVE OUR PROPERTIES**

1/ Decide who you would like to live with & fix the group size i.e. 2/3/4/5/6/7 people.

Ok, you're all set to look for the right size property! What's next...

2/ Agree on a budget (weekly, monthly, termly, yearly) to help refine your search.

It's probably easiest to think about your budget for the whole year.

3/ Think about locations. Would you rather be in the City Centre near shops / bars / nightlife, or nearer the University?

4/ Take a look around the website. The menu at the top will guide you around the different size houses.

There are maps, photos, introductory videos & virtual tours of all properties.

All rents are shown weekly to make comparison easy.

Click here to see a key facts illustration - <https://www.whbstudentlets.co.uk/key-facts-illustrations>

5/ Call us whenever convenient to you to say hi and talk about your property search! Once we know a bit about your group requirements we will be able to suggest some properties that match your group criteria the best!

6/ Once you've decided upon a property let's book a 15 min video call so your group can all meet us and ask any questions about the virtual tours that you've all been on. We're here to help anytime.

7/ Book your reservation online - call us on 01795 342423 or 07718 488993

It's a good idea usually if one person gathers the group's holding fee payments (£75 each).

Once you've submitted the reservation request we'll get in touch ASAP to arrange payment of the holding fee. Then, the property is yours!

8/ If you'd like us to go to the property and do a live video call, that's fine. If you're not happy with the choice you've made we'll help you find another property! You can also book a FREE minibus to go and view the property if you prefer!

9/ The application forms and tenancy agreement will be emailed to you for online signing. It's a really easy process.

If you'd rather come to the office please contact us to arrange an appointment.

You can see examples of all the paperwork here -  
<https://www.whbstudentlets.co.uk/downloads>

(Parents / Guarantors might be interested in this section of the website too)

10/ Congratulations! You've just sorted your house for next year!

## Summary of Property Reservation Process:

(a)

A holding fee of £75 is payable on reserving a property. This holds the property for 7 days. During these 7 days you will need to provide us with certain information so that we can consider the application that you have made and fulfill any legal obligations that we may have, such as the Government Right To Rent checks.

NOTE: Should the landlord withdraw the property from the market, your holding fee shall be refunded immediately.

Within 7 days of applying for a tenancy you agree to provide us with the following, (b) and (c):

(b)

For each student:

Proof of ID in the form of

- copy of passport AND copy of student ID card
- proof of address such as bank statement or utility bill

A basic credit check report from any credit referencing agency you wish to use, this must show an overall credit score and a record of any ccj's / bankruptcy, together with verified address details.

(c)

For each guarantor:

A guarantor must be a UK resident in full time employment - someone that can pay your rent if you fail to do so. The guarantor may also be liable for any damages to the property, if your deposit is insufficient.

Each student applicant requires a guarantor (i.e. one guarantor for one student).

Completed guarantor paperwork must also be provided within 7 days of any application.

We will provide you with all of the documents you need to return, at the time of your application.

This includes for the guarantor:

- a completed application form,
- a completed deed of guarantee; and

Proof of ID in the form of

- copy of passport
- proof of address such as bank statement or utility bill

A full credit check report from any credit referencing agency you wish to use, this must show an overall credit score and a record of any ccj's / bankruptcy, together with verified address and employment details.

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.

Within 14 days of applying for a tenancy you agree to provide us with the following, (d):

(d)

Following satisfactory referencing, from all tenants and all guarantors party to the application, the following is agreed to be completed within 14 days from application date (i.e. days 8-14):

(1) A tenancy agreement will be prepared. This should be signed within 14 days of application, or the property will be made available to other applicants.

Once signed this is a legally binding document.

(2) The deposit must be paid within 14 days of application. The £75 holding fee, unless agreed differently, will be converted to a part payment towards the deposit.

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.