**Single student sharing with other single students guidance;**

* For **1 person only, single occupancy per room, NO SHARING the same bedroom,** guest can stay no more than 2 nights per week unless otherwise arranged directly with the landlord/agent prior to your arrival.
* Prior to booking a room be required to complete an Application Form in advance for basic details, including course number and Guarantor details. An application form is NOT a contract. Private details will not be shared.
* When booking a room you are required to sign a contract for between 46-52 week.
* In signing a contract, you are entering into a legally binding agreement between yourself and the accommodation landlord/agency
* You will be required to provide a UK Home Owner Guarantor or apply to an online Guarantor such as <https://lim.yourguarantor.com/> (international students only) or a similar company <https://housinghand.co.uk/> (professionals and students) to guarantee your rent.
* You can request to pay the full length of the contract accommodation rent (example 46 to 52 weeks) prior to your arrival, which removes the need to provide a Guarantor.
* For a single student room you can expect to pay between £90-£130 per week, with bills, heating, electricity, water, T.V licence, Wi-Fi.
* You can expect to pay a holding fee to reserve the room. This fee will be the equivalent of 1 weeks’ rent in advance. The Holding Fee will be deducted from your first terms rental payment.
* You should expect to pay a returnable Bond against possible damages and / or losses within the accommodation. This Bond maybe the equivalent of up to 1-2 weeks rent maximum. The Bond will be registered with a Government approved insurance scheme and returned in full at the end of the tenancy providing there are no damages and or losses within the accommodation.
* As an example of the potential advance payments, prior to moving into your house, you should budget for; students paying from £390 rent per calendar month, would make an advance payment of **£540** which includes a £390 rent and a £150 Bond (registered). The Bond amount will vary from different agents.
* You will also be expected to pay for guarantor services for example [housing hand](https://housinghand.co.uk/) charges start from £35pcm whilst [yourguarantor](https://lim.yourguarantor.com/) services cost from 3% of your rent amount.
* Once your Holding fee has been paid, you will be sent a digital Contract to read, agree and sign. Please contact your landlord/agent if you have any questions before signing the contract.
* When you have signed, your Guarantor will be sent your contract to co-sign.
* When the tenancy agreement has been signed by all parties you will be sent a copy for your records.
* Prior to your arrival, you are to inform the landlord, date and time you intend to arrive in Hull to collect your keys. A minimum of 48 hours’ notice required.
* **In signing an accommodation contract you will have entered a legally binding contract between yourself and the landlord / accommodation agency.**
* In most cases you will be provided a condition Inventory and contact details for support on your arrival. You will be given a copy for your records.
* **In signing a legally binding contract**
	+ **you will not be able to break the contract before the end of your tenancy period.**
	+ **you are agreeing to paying your accommodation fee / rent and all other associated costs / household bills in total by the end of your tenancy period**
* Welcome to our beautiful City, Kingston Upon Hull.

Please note; the above details are for guidance only. Various landlords/agents may require additional information.

May 2024