

### **Student sharing with spouse/children; Family Let. 3-4 Bedroom House guidance;**

- To search for a 3-4 bedroom house
- Will be required to complete an Application Form in advance for basic details, course number and Guarantor details. An application form is NOT a contract. Private details will not be shared.
- Expected to sign 46-52 week contract.
- Services <https://lim.yourguarantor.com/> or a similar company <https://housinghand.co.uk/> to guarantee your rent.
- Can request to pay for the full amount without the requirement of a Guarantor.
- Expected Rent per calendar month £900-£1200 without bills
- Budget to pay for Council Tax £115, Gas & Electric £250, Wifi £40, Water rates £30 all per calendar month.
- Council Tax exempt for Student on a full-time course, Student - provide a full time student certificate. Spouse - provide proof of 'no recourse to public funds' usually found on a passport. Those two things seen will result in both parties classed as full-time students for the length of the student course.
- Expect to pay a holding fee to reserve the accommodation from 1 weeks rent to 1 months' rent in advance. The Holding Fee will be deducted from your first terms rental payment.
- Expect to pay a returnable Bond for possible damages for the amount up to 5 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.
- Move in costs; Example rent £900 pcm, Bond £600 (registered) Total move in cost £1500.00
- Upon Holding fee 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.
- Upon arrival, you are to inform the landlord, date and time you intend to arrive in Hull to collect your keys. 48 hours' notice required.
- 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.
- Welcome to our beautiful City, Kingston Upon Hull.

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

June 2023