

Student Accommodation

Please look through our list of available properties. If there are any that you would like to view please speak to a member of staff who will be happy to book you a viewing. If you register your requirements we will be able to identify the properties most suitable for your needs and keep you updated when new properties become available.

Viewings

Viewings are available between 9:30 and 7:00 Monday to Friday. 9:30 to 3:00 on Saturday. Sunday by prior appointment. We can either meet you at the property or meet at the office and we can take you to the viewing (maximum of four passengers in the car). If the viewing is made in advance you must telephone to confirm on the day of the appointment.

Application

Once you have found a property that you wish to apply for you will need to pay an application fee of £200.00, this covers yourself and your guarantor. The application fee is non refundable. You will then need to complete our application form. This must be returned with;

- Photographic ID (Passport, National Identity card or driving licence)
- Your last three months bank statements
- Provide proof of student status- Letter of Enrolment from the university & Student ID.

All applicants will be checked to ensure that they have no adverse credit.

You will also require a guarantor. This is someone who will sign to say that they will pay your share of the rent if you are unable to do so. They will also be responsible for any damage done to the house over and above the value of the bond. This will be split jointly between all the tenants if we are unable to ascertain who was responsible for any particular damage. Should your guarantor fail this check the fee is non refundable.

Reserving a House

Once you have found a house that you like you will need to pay the referencing fees as stated above. We will then do all the paperwork and agree a move in date. Most houses will be available from the end of June onwards. Your lease can start from as early as this or we will hold until September.

There is a summer retainer on most of the properties, half rent over July and August when the property is vacant. However you need to sign a minimum ten month lease. Typically from 1st September to 30th June or a similar term by prior negotiation. As we will be holding the house for you for a long time once we have agreed to reserve the house for you will need to pay your first months rent to show that you are committed to the house. You will then sign the lease and your guarantor must also sign the guarantee. The tenants that are currently residing in the houses have all indicated that they will vacate at the end of the summer term, however all leases are granted subject to us obtaining vacant possession of the house.

Moving In

Before we release keys all persons must pay their share of the bond. The contract start date will be the date that the first person moves in. If the property is one of our managed properties all rent must be paid by standing order directly into our bank account. The standing order must be set up to leave your bank account four days before your rent due date. This is to allow time for the money to transfer between your bank and ours. Your deposit will be registered with The Dispute Service Ltd; full details will be explained in the lease. If the property is not managed by us the landlord will inform you of how to pay the rent each month and arrangements made for protecting your deposit.

Unless otherwise stated the rent will not include charges for gas, electricity, water or Council Tax. All bills will be transferred into your name and you will be billed directly by the supplier. You will need to contact Coventry City Council for exemption from the council tax.

If you have any further questions please ask a member of staff who will be happy to help.

52 Far Gosford Street | Coventry | CV1 5DZ | Tel: 02476 221 222 | info@bluewoodletting.co.uk | www.bluewoodletting.co.uk