

HOW TO RENT GUIDE / STUDENT LETTING 2019

ARRANGING A VIEWING

In an attempt to lessen the need for students to queue up on a specific date for accommodation, our agency does not release a list of available properties on a set date. All student accommodation will be advertised on a regularly updated list available in our office, on our website www.stonehouseproperty.co.uk and on our Facebook page www.facebook.com/stonehousestandrews Property could be advertised as early as November/December 2018 and as late as Spring/Summer 2019. Properties will have specific days of the week when access for viewings have been arranged with the current tenants (please try to be as flexible as possible. Failure to attend an arranged viewing appointment may result in no further viewings being granted. Please therefore contact us to cancel and reschedule any appointment in advance. A maximum of 3 viewings (3 properties) will be available to any one group. Please note that we will ask to see your matriculation card at the viewing. We would recommend that you do not waste your viewing opportunities asking to see a property that is well out with your budget or is not in the location you want.

RENT / DEPOSIT / LEASE LENGTH / UTILITIES

The rent quoted is non negotiable and is payable prior to entry. A deposit equivalent to 6 weeks rent will be payable by 1st May 2019. Please note that the rental price quoted is for the rent only and no other bills are included. We will not have information about utility bills as these will be in the name of the tenants and will depend upon their individual level of usage. The start date of a tenancy will be quoted on any advertising and is non negotiable. There is no fixed duration of tenancy and as a tenant you are able to choose the end date of your lease by giving the appropriate notice. Further information on a Private Rented Tenancy Agreement (PRT) is available at <https://www.gov.scot/publications/easy-read-notes-scottish-government-model-private-residential-tenancy-agreement/pages/3/>

As an undergraduate student you should be exempt from paying any council tax. However, you should be aware that if you are graduating before you give notice to end your lease you may be liable for council tax due between the date of your graduation and your lease end date.

HOW TO APPLY

If you have viewed a property and you have all decided to proceed, please apply in person in our office at 73 South Street. Once you have applied for a property we will then prepare a tenancy agreement for you. We do not hold interviews or take multiple applications. Please therefore do not apply for a property with us if you are also applying with other agents and landlords. Once the tenancy agreement has been prepared for you it will be emailed to all tenants and an appointment arranged for you to sign, at that point this tenancy agreement will be legally binding.

REFERENCES

We require a written reference from your current Private Landlord/Letting Agent/ Halls of Residence Warden, a colour photocopy of your matriculation card and a photocopy of your passport or driving licence. All references, matriculation and ID must be submitted at the time of application. Please arrange to have your references and ID ready in advance of any viewing so that you are in a position to proceed quickly should you wish to apply.