

## THE LONDON STUDENT GROUP VIEWING DAYS FREQUENTLY ASKED QUESTIONS

**STUDENTS BOOKING IN JAN 2019 WILL BE ABLE TO RESERVE A HOUSE FOR AN AVERAGE RENT OF £145 PER STUDENT PER WEEK AND WITH A PAYMENT NOW OF ONLY £315 INSTEAD OF THE £628 REFERRED TO BELOW**

**THIS £315 IS THEN DEDUTED FROM YOUR FIRST MONTHS RENT  
ABSOLUTELY NO FEES APPLY 100% GUARANTEED**

### What payments are needed now to reserve a house ?

The only **payment you need to make now** to reserve a house for the next academic year is **one calendar month's advance rent**. The exact sum each student has to pay will depend on their room rate, and you should **budget for paying between £606.66 £671.66 each to reserve a house - the cost each is normally around £628.33.**

**See the box at the top for January 2019 offer – we will accept 50% of the first month's rent to reserve a house.**

Although you **don't need this money to make an offer**, you **will need it before you can actually reserve a house**. We will never ask you to pay anything in cash. We only collect payment by credit or debit card, and you will never be asked to make any payment whatsoever until a house has been successfully reserved for your group.

### Are there any application or move in administration fees ?

There are **no application fees** and **no move in administration fees** for those students who reserve a house between December and February for the next academic year. The **money you pay to reserve a house is not a fee- it is simply your first month's rent paid in advance from which no fee deductions are made**, and you will never be asked to make any payment whatsoever until a house has been successfully reserved for your group.

### What other payments are needed before students move in ?

We no longer take any deposit or further payments before move in, so having paid the **one calendar month's advance rent** referred to above, that's it ! No fees no silly admin charges, no deposit, no referencing fees, no inventory fee- NOTHING !! We will even schedule your ongoing payments to match your student finance – **we do not believe that any other landlord or agent will onboard you with so little cost or hassle** – but we can because we have the systems and resources in place to help you and make your move in ( and later move out) hassle free.

### What is the Faster Let PCAF system ?

We use Faster Let PCAF in December January and February. This means we will need 5 (or 6) **Payment Card Authority Forms (PCAFs)** fully completed **and** an **Offer Form** before we can then ask the group **“Do You Wish To Proceed” (DYWTP)**.

**We will need 5 (or 6) YES answers to the DYWTP question before we then take payment on the Payment Card**. Crucially until **ALL** 5 (or 6) members of a group have **supplied a PCAF and ALL said YES** we don't take money on the Payment Card and a house cannot be reserved for that group. Once a house is reserved for a group, the payment taken is non refundable The payment taken becomes the first calendar month's rent referred to above.

### What rent is acceptable ?

Please refer to the **Guide Rent Sheet** or download it from <http://pguk.co/5a0363>

**What dates and lease lengths are acceptable ?**

Please refer to the **Guide Dates Sheet** or download it from <http://pguk.co/72340e>

**How do we make an offer ?**

**Wait for the Offer Form by email** or download it from <http://pguk.co/6fdade>

**What bills / internet / sky / virgin tv / freeview are included ?**

- All utility bills (gas electric water heating) included with no fair use policy
- Two totally separate internet supplies Sky and Virgin. Virgin is 100mb fibre, Sky is a slower but very reliable ADSL. There are four wireless access points in each house and two wired Cat 6 sockets in each room
- Internet up time likely to be 100% because you have two separate supplies from two separate suppliers
- Freeview, Sky TV and Virgin TV are connected to the communal room
- Freeview and Sky TV are connected to every bedroom
- Most common rooms have a DVD player and 32-42 inch TV

**How reliable are the hot water heating fridges and washers and dryers ?**

- All boilers are efficient condensing combination boilers less than 5 years old on full insured service contracts
- All showers have their own separate hot water supply so if the boiler breaks down, you can still have a hot shower and all showers are insured and we also have spares of every shower in the loft for ease of repair/change over
- Every house has two fridges (and all 6 bed houses also have 2 freezers) so you are covered if one breaks down
- Our washing machines are Bosch or Samsung, our dryers are Bosch. All are fully insured and there are two washing machines in almost every house

**What furniture is supplied ?**

- A double or 3/4 bed, desk, chair, shelving unit(s) chest of drawers, wall shelves and white boards are included
- Large rooms may have a sofa
- All rooms have a TV and a wash basin
- We supply a move in pack with a bedding starter pack, towels and kitchen items such as crockery and cutlery
- A vacuum, iron, ironing board, toaster, kettle and microwave etc are ALL supplied

**VIEWING AND OFFER DOCUMENTS AND ACCREDITATION**

- Link to ALL our viewing/offer documents: <http://pguk.co/774778>
- Award winning accredited landlords [www.pguk.co/awardwinninglandlords](http://www.pguk.co/awardwinninglandlords)
- First Mayor's London Rental Standard landlord [www.pguk.co/mayoroflondon](http://www.pguk.co/mayoroflondon)
- Established landlord with national reputation [www.pguk.co/uklap](http://www.pguk.co/uklap)
- We have been **nominated again as Best Landlord of The Year For Student Housing 2019** and our founder Rob Hunter is a recognised property expert and sits on judging panels and advisory committees of local councils and accreditation schemes
- We are now part of Bond Housing Group- headed by Rob we now have the benefit of an organisation with assets of over £12 million, multi accreditation and over 25 years experience renting student and co living property in university towns