



## Cancellation Policy

- A. If you have completed a Booking Form and paid a reservation fee of £80 and you do not wish to proceed and have not completed a Tenancy Agreement with us we will refund the £80 reservation fee to you.**
- B. If you have signed a Booking Form with SR4U, paid an £80 Reservation Fee, and then do not enter into a Tenancy Agreement with us within 7 days of receiving the Tenancy Agreement from us, you will lose your Reservation Fee of £80 and the property will be remarketed.**
- C. If you have signed a fixed term contract with SR4U, paid an £80 Reservation Fee, and then wish to cancel your room, the following applies:**
- 1) You must inform us in writing immediately (email is fine) that you would like to terminate your contract with us and that you no longer wish to live in the room booked.
  - 2) You will lose your Reservation fee of £80.
  - 3) You are legally bound by the fixed term agreement you have signed committing to pay rent for your room for the fixed contract period, this is usually 48 weeks.  
You have also legally committed to be in full time education for the duration of this period, detailed in your contract.  
If you decide that you no longer want/need the room or that you are no longer in full time education, it is up to you to find someone to take on that contractual commitment from you.  
All enquiries will need to go through you and only when you have someone willing to view/ take your room would you then contact us to meet the people you put forward and show them around the property. We will then decide whether we are happy to take them on as a tenant in your place and will take on the booking process from here.  
Anyone you put forward must be a student in full time education  
Please be aware we are completely at liberty to reject prospective tenants we feel are inappropriate or would not fit in well with the rest of the house.
  - 4) Where possible, it will be your responsibility to inform your housemates of the situation. You will need to make them aware that we are entirely at liberty to move anyone in to the property to replace you.
  - 5) Assuming you have found someone we are happy to take on, that person will need to pay a Reservation Fee and complete a booking form. We will then draw up a contract and send it out to them.

Once we receive a completed contract and payment back from the replacement student, it is only at this stage that we can then release you from your contract. Until this stage you remain liable for any ongoing costs/ rent.

studentrooms4u.co.uk is the trading name of Buckclose Ltd

### Registered Office

Student Rooms 4U, Central Office, Fairmead Court, Vallards Lane, Hatt, Cornwall, PL12 6PT  
Tel: 01752 849232 / Fax: 01752 849274 Email: info@studentrooms4u.co.uk

Directors: S. Walsh, A. Walsh - Reg. No. 1049150 - Vat Reg. No. 679 6256 75



## Cancellation Policy

**D. If you have signed a fixed term contract with SR4U, paid a £80 Reservation Fee, paid your rent in accordance with your contract, taken occupation of the room, and then wish to cancel your room, the following applies:**

- 1) You must inform us in writing immediately (email is fine) that you would like to terminate your contract with us and that you no longer wish to live in the room booked.
- 2) You will lose your Reservation fee of £80 and all rent paid.
- 3) You are legally bound by the fixed term agreement you have signed committing to pay rent for your room for the fixed contract period, this is usually 48 weeks.

You have also legally committed to be in full time education for the duration of this period, detailed in your contract.

If you decide that you no longer want/ need the room or that you are no longer in full time education, it is up to you to find someone to take on that contractual commitment from you.

All enquiries will need to go through you and only when you have firm interest would you then contact us to arrange viewings. We will meet the people you put forward and show them around the property. We will then decide whether we are happy to take them on as a tenant, instead of you.

Please be aware we are completely at liberty to reject prospective tenants we feel are inappropriate or would not fit in well with the rest of the house.

You will continue to be liable for any costs until such time as the new person you have found signs a new contract for the room and pays the amount due in full. Only then will we write to you to let you know that you are formally released from all responsibilities for your room.

- 4) It will be your responsibility to inform your housemates of the situation. You will need to make them aware that we are entirely at liberty to move anyone in to the property to replace you.
- 5) Assuming you have found someone we are happy to take on, that person will need to pay a Reservation Fee and complete a booking form. We will then draw up a contract and send it out to them.

Once we receive a completed contract and payment back from the replacement student, it is only at this stage that we can then release you from your contract.

**Until this stage you remain liable for any ongoing costs/ rent.**

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