



CANCELLATION POLICY

For full details on tenant rights and responsibilities, please refer to the official government guidance:

https://assets.publishing.service.gov.uk/media/69bc04b8f7b1c24d8e23ce60/The_Renters_Rights_Act_Information_Sheet_2026.pdf

A. If you have completed a Booking Form and paid a Reservation Fee of £100 and we do not proceed and complete a Tenancy Agreement with you we will refund the £100 fee to you.

B. If you have signed a Booking Form with SR4U, paid a £100 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 £100, and the property will be remarketed.

C. If you have signed a contract with SR4U, paid a £100 Reservation Fee, and then wish to cancel your room, the following applies:

1. You must inform us in writing (email: info@studentrooms4u.co.uk) that you wish to terminate your contract.
2. You will lose your Reservation Fee of £100.
3. In line with the Renters' Rights Act 2026, tenants are required to give a minimum of **2 months' written notice** to terminate their contract.
During this notice period, you will remain liable for rent and any associated costs as per your agreement.

You are **not required to find a replacement tenant**. However, where possible, we encourage you to assist in identifying a suitable replacement as a courtesy to your housemates.

4. It will be your responsibility to inform your housemates of the situation.
 5. We will manage all enquiries, viewings, and the selection of any new tenant. Please be aware we are at liberty to reject prospective tenants we feel are inappropriate or would not fit well with the household.
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studentrooms4u.co.uk is the trading name of Buckclose Ltd

Registered Office

Student Rooms 4U, Central Office, Fairmead Court, Vollarads Lane, Hatt, Cornwall, PL12 6PT
Tel: 01752 849232 / Email: info@studentrooms4u.co.uk
Directors: S. Walsh, A. Walsh - Reg. No. 1049150 - Vat Reg. No. 679 6256 75



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D. If you have signed a contract with SR4U, paid a £100 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 (email: info@studentrooms4u.co.uk) that you wish to terminate your contract.
2. You will lose your Reservation Fee of £100, and all rent paid to date.
3. In line with the Renters' Rights Act 2026, tenants are required to give a minimum of **2 months' written notice** to terminate their contract.
During this notice period, you will remain liable for rent and any associated costs as per your agreement.

You are **not required to find a replacement tenant**. However, where possible, we encourage you to assist in identifying a suitable replacement as a courtesy to your housemates.

4. It will be your responsibility to inform your housemates of the situation.
5. We will manage all enquiries, viewings, and the selection of any new tenant. Please be aware we are at liberty to reject prospective tenants we feel are inappropriate or would not fit well with the household.

Tenancy Structure Clarification

- **Properties with 3 or more bedrooms:**
All tenancies are individual. If one tenant leaves, the remaining tenants are not responsible for that room or rent. However, it is in the household's best interest that any incoming tenant is a good fit, and we encourage cooperation in this process.
- **1–2 bedroom properties (including 1 bedroom with 2 occupants):**
These are **joint tenancies**. If one tenant wishes to leave, the remaining tenant(s) must either:
 1. Also terminate the tenancy,
 2. Find a suitable replacement tenant, or
 3. Remain in the property and take on full rental responsibility.

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