



2026/2027: Student Roost. Reservation Agreement

FOR

35, Green Acre, Durham, DH1 1JA

Occupants:

Lead Tenant

Second Tenant

Particulars

- 1 **You're only a couple of clicks away from reserving your home at Student Roost. Please check that all information is correct before accepting your reservation.**

2 **Summary of reservation:**

Property: 35, Green Acre, Durham, DH1 1JA, United Kingdom
Room Type: Silver En-suite
Tenancy Start Date: 01/07/2026
Tenancy End Date: 01/07/2027
Contract Length: 365

3

Name : Mr Lead Tenant
Email : first.tenant@email.com
Phone : 07405551900
Address : 1 More Avenue, London, EC2A 2EX, United Kingdom

Name : Mr Second Tenant
Email : second.tenant@email.com
Phone : 07474567888
Address : 2 Fleet Place, London, EC2A 2EX, United Kingdom

4 **Landlord**

Brookland Road - Roost Opco 3 Limited – 14519252

Alpha Tower, 14th Floor, Suffolk Street Queensway, Birmingham, B1 1TT

5 **Summary of payments:**

Holding Payment: £79.00

6 **Instalment & Payment Dates:**

The Rent is payable in the following instalments. The 'Charge Date' is the date payment is due:
£ 10,428.56 total.

7

| Occupant number | Occupant name |
|-----------------|------------------|
| 1 | Mr Lead Tenant |
| 2 | Mr Second Tenant |

| Charge date | Occupant number | | Sub-total |
|----------------------------|-----------------|-----------------|------------------|
| | 1 | 2 | |
| 01/07/26 | 938.57 | 938.57 | 1,877.14 |
| 01/10/26 | 1,668.57 | 1,668.57 | 3,337.14 |
| 01/01/27 | 1,668.57 | 1,668.57 | 3,337.14 |
| 01/05/27 | 938.57 | 938.57 | 1,877.14 |
| Sub-total | 5,214.28 | 5,214.28 | 10,428.56 |
| All amounts are in GBP (£) | | | |

8 Once you have accepted your reservation:

If you made a Holding Payment, this will be deducted from your rental instalments. In some cases, if you cancel your reservation, you may lose your Holding Payment - see our full Booking Terms and Conditions (linked below) for further information.

You will be notified by email once your rental agreement is available. We will keep you updated on when this will be, but it is likely to be more than 15 days after this reservation agreement (but no later than 72 hours before your arrival date) and you agree that we may retain your Holding Payment until that date.

After receiving your rental agreement, we ask you to sign it within 7 days* of receipt of the same.

After you have signed your rental agreement, your guarantor will receive the guarantor agreement which must be signed and returned within 14 days of receipt of the same.

If you or your guarantor do not sign and return the documents within the specified timeframes, it may result in your reservation being cancelled.

In the meantime, we may contact you with important and useful information relating to your upcoming stay. Please make sure that your contact information is correct.

9 Please note, your reservation is not complete until you have accepted:
the terms set out in this reservation agreement;

our full Booking Terms and Conditions which can be found here:
<https://www.studentroost.co.uk/help-and-advice/booking-terms-conditions>

To accept the above, pay your holding payment and sign this agreement.

Accepting this agreement will reserve you a room at your chosen Student Roost property, as per the details and terms outlined above.

We're looking forward to having you stay at Student Roost; if you have any questions, please do not hesitate to contact the property team.

*Reduces to 72 hours after 1st August 2026.

10 **Holding Deposit**

The £79 you are paying is a Holding Payment and will be deducted from your rental instalments.

11 **Additional Considerations**

An optional additional clause you can add on a case by case basis. It increases the clause number of any following clauses by 1 if present.

Sample Contract

Sample Contract

Signatures

OCCUPANTS

Mr Lead Tenant
1 More Avenue, London, EC2A 2EX, United
Kingdom

(Not signed)

Mr Second Tenant
2 Fleet Place, London, EC2A 2EX, United
Kingdom

(Not signed)

LICENSOR

(Not signed)

Guarantor contract

Mr Example Guarantor

12 Mount park avenue, Worcester, WR2 6NJ United Kingdom

Re:

Property: 35, Green Acre, Durham, DH1 1JA, United Kingdom

Room Type: Silver En-suite

We understand you have agreed to act as guarantor for Mr Lead Tenant in relation to the reservation agreement/tenancy for the above property.

Guarantors must be:

- Over 18 &
- UK citizen &
- A Home Owner or in Full Time Employment

Documents required from Guarantor are:

- Photo ID (passport)
- Proof of Address (Bank statement/letter or utility bill or Council tax bill – must be less than 3 months old)
- Proof of income (3 x monthly wage slips). Gross monthly income must be above the Minimum Wage

Enclosed is a copy of the reservation agreement for your records. You should read this carefully, as it sets out the tenant's obligations that you are being asked to guarantee.

Also enclosed is a guarantee agreement.

In the designated boxes on this agreement please state the Tenant's name, your relationship to the Tenant, then sign and date the guarantee agreement.

The offer of a reservation agreement/tenancy is conditional on you completing and returning the guarantee agreement by the deadline. If you do not do this, the property may be directed to someone else.

Thank you for your co-operation.

GUARANTEE AGREEMENT

Landlord(s): Brookland Road - Roost Opco 3 Limited – 14519252, Alpha Tower, 14th Floor, Suffolk Street Queensway, Birmingham, B1 1TT

Agent: Student Union Lettings Limited (Company No. 08140750). Sulets, Ground Floor Campus Centre Building, Mill Lane, Leicester. LE2 7DR.

Tenant:

Mr Lead Tenant

Property:

35, Green Acre, Durham, DH1 1JA, United Kingdom

Room Type:
Silver En-suite

Tenancy Period:
From 01/07/2026 to 01/07/2027 . A period of 365 days .

Guarantor's Name and Address:
Mr Example Guarantor
12 Mount park avenue, Worcester, WR2 6NJ United Kingdom

Name of the person whose obligations are being guaranteed:
Mr Lead Tenant

Guarantor's relationship to that person:
Parent

**IMPORTANT – THIS IS A LEGALLY BINDING DOCUMENT - PLEASE READ BEFORE
SIGNING AND TAKE ADVICE IF NEEDED**

In consideration of the Landlord agreeing to grant a reservation agreement/tenancy of the Property to the Tenant for the Tenancy Period, I (the above-named Guarantor) agree to act as guarantor for the person whose name I have written in the box above.

I confirm I have received and had an opportunity to read a copy of the reservation/ tenancy agreement setting out the main terms agreed between the Landlord and the Tenant.

I will do my best to ensure that the Tenant pays the Rent and performs and observes the Tenant's Obligations in the reservation/tenancy agreement (and in any agreement that may replace it under clause C2.1(b)) throughout the Tenancy Period and any period during which the Tenant has a statutory right to occupy the Property, whether or not they are living in the Property.

If the Tenant does not pay the Rent and/or does not observe and perform the Tenant's Obligations, I guarantee that I will pay to the Landlord the Rent and any default charges, damages and other sums the Tenant is liable to pay to the Landlord under the reservation/tenancy agreement.

I also promise to indemnify the Landlord against (reimburse) the losses suffered and the expenses incurred by the Landlord as a result of the Tenant's failure to comply with the Tenant's Obligations including (but not limited to) remedying the Tenant's breach, or in connection with or in contemplation of enforcing the Landlord's rights and the Tenant's Obligations, the fees of professional advisors, court fees, and the fees of bailiffs and/or enforcement officers and loss of profit if (due to the Tenant's default) the Property is not fit to re-let immediately at the end of the Tenancy Period or cannot be re-let (despite reasonable efforts) after the Landlord has lawfully terminated the Tenancy Agreement.

I guarantee to pay the Landlord within 14 days of demand (which demand must include an explanation of the amount claimed, with written evidence where applicable) and I agree to pay interest at the rate of 3% above the base rate of the Bank of England on such sums as remain unpaid after 14 days.

If the Tenant consists of more than one person, this guarantee is limited to the obligations of the person whose name I have written in the box above, such that:
- if the person I am guaranteeing has paid the rent and any damages attributable to their room or

their behaviour I shall not be liable to pay for the same thing; and
- my liability in this guarantee and indemnity for the shared areas is limited to the total liability under the reservation/tenancy agreement, divided by the number of persons comprising the Tenant.

SIGNED by the Guarantor:
DATE of signing: 14/11/2025

Signature

Mr Example Guarantor
12 Mount park avenue, Worcester, WR2 6NJ
United Kingdom

(Not signed)

Sample Contract