



Better student living



Join our landlord network and benefit from our exempt status under the Renters' Rights Act. Compare our fees below:

Service type:

Tenancy:

Renters'  
Rights Status:

Rent:

Possession:

Letting cycle:

Fee:



Leased

Fixed 44 or 48 week tenancy

Exempt from the  
Renters' Rights Act

**Guaranteed rent**, paid  
direct by Sulets

Guaranteed by Sulets.  
Non-assured tenancy  
covers any size of property

Advertising from October

15% no VAT

#### TYPICAL STUDENT LETTINGS AGENT

Fully Managed

Periodic - 2 months' notice can be given

Subject to all provisions  
of the Renters' Rights Act

Not guaranteed,  
Collect from tenant

Requires Ground 4A possession.  
Only applies to 3+ beds.  
Does not cover 1-2 bed properties

Cannot advertise before January to use  
Ground 4A possession

12.5% management fee + VAT=15%  
Additional setup fee + deposit  
registration fee + VAT

Rated Excellent  Trustpilot