



The Beeches • Elvetham Road • Birmingham

Contents

How to Apply

Booking Information

Application Form

Payment Method Details

Liberty *Living*
for Students

Website - Postal Application 2010-11

The Application Process

Having applied to The University of Birmingham for accommodation, you have been nominated to reside at Liberty Living Birmingham and below is the process to be followed in order to secure the accommodation being offered:

Step One

- You should have received two copies of an Assured Shorthold Tenancy Agreement (AST) and Booking Information Pack (this document). To secure the accommodation being offered, you are required to complete and return both documents to our Residence Team, together with any additional documents and payments required (Booking Fee/Deposit of £200, two passport photos, post dated rental cheques (if you are not authorising us to collect your payment via Debit/Credit Card) and a copy of a valid 2009-10 council tax bill from your UK based guarantor for those wishing to pay in instalments).

Step Two

- Once the above documentation has been received by the Residence Team, your allocation will be confirmed, please be aware that all allocations will only be confirmed once all necessary documentation has been received and will be on a first come first served basis.

Please make sure that you read all of the information thoroughly and be careful to complete the documentation correctly. Incorrect or incomplete documentation may jeopardise your chance of securing a room.

- Your room has been allocated based on the information you have stated in your University accommodation application form. Where possible, the preferences you have stated will have been taken into account however, requests cannot be guaranteed.
- Once your allocation has been confirmed, your Tenancy will be secured. In due course you will be sent receipts for any payments that have been taken.
- Before the start of your Tenancy we will send you a letter containing some useful information to help make your stay at Liberty Living as comfortable as possible. The letter will contain details including move in date and what time the office will be open to collect keys.

Step Three

- On arrival you will be issued with a 'welcome pack' which will contain your key and fob and a Guide to Living in our accommodation. It is important that you read and understand all of the information provided.
- In the event that you cannot make the time/date listed on your arrival letter, please contact the Residence Team a.s.a.p. to make alternative arrangements. Contact details are listed within this document and can be found on our website – www.libertyliving.co.uk

Please note that if we are missing important information required to confirm your allocation, your documentation will not be processed and will be returned to the address you have provided to us. This could affect your room allocation

Payments 2010/11

1. Booking Fee / Deposit: £200 (payable on booking).
2. Cancellation Policy

Students whose 1st year of study commences in 2010/11:-

- 1st year students will be released from the obligations of their Assured Shorthold Tenancy Agreement (AST) if cancellation is received in writing to the Residence Team by 27th August 2010 (contact details are listed within this document and can be found on our website - www.libertyliving.co.uk). £100 of the Booking Fee will be retained to cover administrative costs.

- If notice of cancellation is received after 27th August 2010, the student will only be released from the AST if they replace themselves with a new tenant, which is acceptable to the Landlord. £100 of the Booking Fee will be retained to cover administrative costs. The remaining balance (less any outstanding charges) will be refunded, together with a refund of rent for the remaining term of the AST - once the replacement tenant has paid their first instalment in full.

All other students:-

- The student / tenant will not be released from the Assured Shorthold Tenancy Agreement (AST) unless a replacement tenant, acceptable to the Landlord, is found by the student.

- If a replacement tenant is found, £100 of the Booking Fee will be retained to cover administrative costs. The remaining balance (less any outstanding charges) will be refunded, together with a refund of rent for the remaining term of the AST - once the replacement tenant has paid their first instalment in full.

Important Note:

If the student / tenant pays the £200 Booking Fee but does not sign and return a copy the Assured Shorthold Tenancy Agreement (AST), £100 of the Booking Fee will be retained to cover administrative costs.

3. Single Payment attracts a 2% discount on the total rent payable.
4. Rent (see below)

Room Type	Cost Per Week	Contract Length	Single Payment (Inc. 2% discount)	Or, Instalment Payments
Single	£89.50	42 Weeks Starting (27/09/10) Ending (18/07/11)	£3,683.82 due on 27th September 2010	1st : £1,503.60 due 27th September 2010 2nd: £1,503.60 due 14th January 2011 3rd : £ 751.80 due 8th April 2011 <u>£3,759.00</u>
Single	£85.00	50 Weeks Starting (27/09/10) Ending (12/09/11)	£4,165.00 due on 27th September 2010	1st : £1,700.00 due 27th September 2010 2nd: £1,700.00 due 14th January 2011 3rd : £ 850.00 due 8th April 2011 <u>£4,250.00</u>

Payment Methods

Please make sure that you complete the Payment Method Details requested on pages 8 & 9.

Booking Fee / Deposit of £200:	Cheque dated the date you return your application form and other documents or Debit / Credit Card authorisation
Single Payment:	Either post dated cheque or Debit / Credit Card authorisation
1st Instalment Payment:	Either post dated cheque or Debit / Credit Card authorisation
2nd & 3rd Instalment Payments:	Either post dated cheques or Debit / Credit Card authorisation

Cheques should be made payable to **Liberty Living plc**. Cheques drawn on a foreign bank account will NOT be accepted. If you do not have a UK bank account please contact the Residence Team to discuss alternative methods of payment. Contact details are listed within this document and can be found on our website - www.libertyliving.co.uk

Rent Arrears

An administration fee of £30 will be charged each time a rent instalment is overdue, unless prior agreement has been obtained. In addition a further £10 administration fee will be charged, should it be necessary, each time we write to you regarding arrears.

Room Moves

An administration charge of £75 will be charged to any tenant(s) who requests to move room following the commencement of the Assured Shorthold Tenancy Agreement (AST).

Please note: Room moves are subject to availability.

The Tenancy

Your Tenancy will be an AST from the 27th September 2010 for either 42 or 50 weeks.

Utility Costs / Council Tax

The Rent is inclusive of all utility costs. Full-time students are currently not liable to pay council tax. Please make sure that a valid exemption certificate (available from your university) is handed to the Residence Team within 7 days of the start of your Tenancy to ensure that no charge will be levied.

Endsleigh Contents Insurance Cover

Within the cost of the rent LibertyLiving has included personal contents insurance cover up to the sum of £4,000. Details are provided in a separate document or can be found on our website - www.libertyliving.co.uk

Liberty Living plc is an appointed representative of Bluefin Insurance Services Limited which is authorised and regulated by the Financial Services Authority.

Internet

High speed internet access is available in each bedroom. Connection to this service is provided by ASK4 and is inclusive in your rent. Contact the Residence Team directly for more information, contact details are listed within this document and can be found on our website - www.libertyliving.co.uk

Deposit / Booking Fee of £200

Once the Tenancy has commenced the Booking Fee of £200 is converted into a damage deposit. This will be refunded to you within 4 weeks of the end of your Tenancy subject to your accommodation being left in a clean and good condition. During the Tenancy you will be expected to pay for any damages at the time that they occur.

Tenancy Deposit Scheme

At the commencement of your Tenancy your deposit will be safeguarded under the Tenancy Deposit Scheme. For further information refer to www.libertyliving.co.uk or section 12 of the Assured Shorthold Tenancy Agreement (AST).

Guarantors

A UK resident guarantor and confirmation of residential address (in the form of a valid council tax bill) for the AST will be required from all UK tenants, and international tenants wishing to pay by 3 instalments.

TV Licence

If you bring your own television, you are responsible for the purchase of a TV licence. More details can be found on the LibertyLiving website - www.libertyliving.co.uk

Car Parking

There are limited car parking spaces available at Liberty Living (The Beeches), with car parking spaces allocated on a first come, first served basis. Contact the Residence Team directly for more information, contact details are listed within this document and can be found on our website - www.libertyliving.co.uk

Viewings

We welcome you to view the accommodation. If you wish to arrange an appointment contact the Residence Team by calling: 0121 633 3316.

Personal Details

PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Surname			
Forename			
Middle Name(s)			
Gender (Male / Female)			
Current Address	Home Address		
Town		Town	
County		County	
Country		Country	
Postcode		Postcode	
Telephone		Mobile	
Email			
Date of Birth		Nationality	
Domicile	<input type="checkbox"/> UK <input type="checkbox"/> EU <input type="checkbox"/> Non EU <input type="checkbox"/> Islands		

Emergency Contact Details

Surname			
Forename			
Middle Name(s)			
Address			
Town		County	
Country		Postcode	
Telephone		Mobile	
Email Address			
Relationship to tenant			

Which University do you attend?	
Year of Study?	<input type="checkbox"/> 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/> 4th <input type="checkbox"/> Post Graduate <input type="checkbox"/> Other
Are you returning to Liberty Living?	Yes/No, if yes name current residence:
Which course are you studying?	

Do you have any medical conditions / disability requirements that you want to make us aware of?
If so, please state below:

Group/Joint Application	<input type="checkbox"/> Yes <input type="checkbox"/> No	(If yes, please state the full name(s) of resident(s) below)
1		4
2		5
3		6

Flat Type Preferred	Where possible, we will take into account the preferences you have selected; however, requests cannot be guaranteed.
<input type="checkbox"/> Same Sex <input type="checkbox"/> Mixed <input type="checkbox"/> No Preference	<input type="checkbox"/> Smoker <input type="checkbox"/> Non Smoker <input type="checkbox"/> No Preference

Room Type Preferred

(Please select one option below by ticking the appropriate box)

<input type="checkbox"/>	Single 42 Weeks (Tenancy starting 27/09/10 - ending 18/07/11)
<input type="checkbox"/>	Single 50 Weeks (Tenancy starting 27/09/10 - ending 12/09/11)

Enquiry Source

Returner/Promotion
 Website/Online
 Flyer/Poster/Advert
 Friend/Other

Do not sign or send this document for processing until you have read the information on cancellation charges and are sure that you agree to them. Your Application is for a room at Liberty Living (The Beeches, Birmingham). Liberty Living plc gives no guarantee on room type, location within Liberty Living (The Beeches, Birmingham) or the profile of fellow residents. Liberty Living plc's decision on room allocation is final.

Smoking is not permitted in any communal areas.

Signed		Date	
--------	--	------	--

To ensure your booking is processed please return this form with:

- Booking Fee / Damage Deposit of £200
- 2 passport sized photographs with your name clearly written on the back
- Completed Payment Method Details for Credit/Debit Card instruction or post dated rent cheques*
- Valid council tax bill from guarantor

Incorrect or incomplete documentation may jeopardise your chance of securing a room.

Liberty Living plc reserves the right to refuse any application for accommodation

Liberty Living (The Beeches), Elvetham Road, Edgbaston, Birmingham B15 2NL

Tel: 0121 633 3316 • Email: thebeeches-birmingham@libertyliving.co.uk • Web: www.libertyliving.co.uk

For office use only

Date Application Received	PM Form Received <input type="checkbox"/> Yes <input type="checkbox"/> No	Date
	Deposit <input type="checkbox"/> Cheque <input type="checkbox"/> Card	Rent Payments <input type="checkbox"/> Cheque <input type="checkbox"/> Card

PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Name of Student		
Room Type / Number		
Contract Value £		(Excluding Single Payment discount or Debit / Credit Card charges)

Payments

Booking Fee / Deposit of £200	<input type="checkbox"/> Current Dated Cheque	<input type="checkbox"/> Debit / Credit Card
-------------------------------	---	--

Rent Payment Methods, either:- (Single Payment and Instalment Payments details can be found on page 3)

1) Single Payment:-

Amount	£	<input type="checkbox"/> Cheque	<input type="checkbox"/> Debit / Credit Card
--------	---	---------------------------------	--

Or

1) Instalment Payments (Only available to tenants with a UK based guarantor):-

1st Instalment Payment 27th September 2010

Amount	£	<input type="checkbox"/> Cheque	<input type="checkbox"/> Debit / Credit Card
--------	---	---------------------------------	--

2nd Instalment Payment 14th January 2011

Amount	£	<input type="checkbox"/> Post Dated Cheque	<input type="checkbox"/> Debit / Credit Card
--------	---	--	--

3rd Instalment Payment 8th April 2011

Amount	£	<input type="checkbox"/> Post Dated Cheque	<input type="checkbox"/> Debit / Credit Card
--------	---	--	--

If you are choosing to pay by Debit / Credit Card please complete and sign the following declaration.

Declaration

I give permission for the amounts listed above to be debited from my Debit / Credit Card.

(Please be aware that Liberty Living plc will make sure that your Debit / Credit Card details will be securely destroyed once the amounts you have authorised us to collect under the Assured Shorthold Tenancy Agreement (AST) have been processed successfully.

Print Name	
Date	
Cardholders Signature	

