

Bills Included Student Homes Ltd

**CANTERBURY'S BEST STUDENT PROPERTIES!
2026 - 2027 !**

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Some Useful Information: TENANCIES JULY 2026 TO JUNE 2027

Call / Text / Whats App Matt (landlord) on 07718 488993 anytime

RESERVATIONS FOR ACADEMIC YEAR 2026 - 2027

...available from Wednesday November 12th 2025

...why not register your interest today and we will keep you updated with availability!

ONLY A £100 HOLDING FEE PER PERSON

PAYABLE TO RESERVE ANY PROPERTY

ALL PROPERTIES NOW INCLUDE SUPERFAST FIBRE WiFi AS STANDARD

Included in our standard bills package are: Gas, Electricity, Water, Waste Water, TV, TV Licence (whole property), Phone Line, Fibre Optic broadband / WiFi

A quick step by step guide to reserving your new property!...

1/ Decide who you would like to live with & fix the group size i.e. 2/3/4/5/6/7 people.

Ok, you're all set to look for the right size property! What's next...

2/ Agree on a budget (weekly, monthly, termly, yearly) to help refine your search.

It's probably easiest to think about your budget for the whole year.

3/ Think about locations. Would you rather be in the City Centre near shops / bars / nightlife, or nearer the University?

4/ Take a look around the website. The menu at the top will guide you around the different size houses.

There are maps, photos, introductory videos & virtual tours of all properties.

All rents are shown weekly to make comparison easy.

Click here to see a key facts illustration - <https://www.kentunilet.com/key-facts-illustrations>

5/ Call me whenever convenient to you to say hi and talk about your property search! Once I know a bit about your group requirements I will be able to suggest some properties that match your group criteria the best!

I am the landlord of all the properties on the website.

6/ Once you've decided upon a selection of properties let's book a FREE minibus tour.

The minibus runs 10am to 8pm daily.

7/ Bookings can be made online - <https://www.kentunilet.com/book-online>

It's a good idea usually if one person gathers the group's holding fee payments (£100 each).

8/ The holding fee is £100 per person. (This goes towards your deposit).

9/ The application forms and tenancy agreement will be emailed to you for online signing. It's a really easy process.

If you'd rather come to my office please contact me to arrange an appointment.

You can see examples of all the paperwork here - <https://www.kentunilet.com/downloads>

(Parents / Guarantors might be interested in this section of the website too)

10/ Congratulations! You've just sorted your house for next year!

ONLY £100 HOLDING FEE PER PERSON TO RESERVE OUR PROPERTIES

All properties are in excellent locations, close to uni and / or the city centre, in nice areas! All properties are equipped, furnished, and maintained to the highest standards – in fact if you can see some improvement that you would like, then let me know! I am always looking to provide the best service possible at all times.

Tenancy Dates

Our properties are let on a 1 year cycle, in line with each academic year.

The tenancy dates are 1 July 2026 to 30 June 2027.

On applying for a student property you will confirm that you are a full time student, and we will ask for your university ID to confirm student status. This will also exempt you from council tax. We will provide you with the relevant notice (ground 4a) that the tenancy will only run for 12 months, and will end in June, ready for the next group of students and the next academic year. This enables you, and your guarantor, to plan your financial commitments for each academic year, one year at a time, without the risk of a tenancy rolling on indefinitely.

Please see individual property advertisements for details of rents.

All rents are shown weekly, and include bills.

There are 52 weeks in a year, so the total contract price is a week x 52.

For a monthly figure, simply divide a year by 12 months.

Rent payments are monthly.

On reserving a property you will make a payment of £200 towards the first months rent.

The balance of the first months rent, minus the £200 you paid at reservation, is due one month ahead of the start date of the tenancy (so 1st June 2026).

The second months rent is due on 1 August 2026, the last payment is due on 1 June 2027, and the tenancies end 30 June 2027.

A total of 12 equal payments.

If you wish to pay quarterly, as you may be more used to (so during term time paying for a term when student finance arrives), you are welcome to do so. Any overpayments you make will simply allocate as credits towards the months ahead.

Our student damage deposit = £200 per person for all 3, 4, 5, 6, and 7 bedroom properties. (This is £400 per person at 1 and 2 bedroom properties only), payable within 14 days of reservation.

Industry Standard Deposits are equal to 5 weeks rent.

We heavily discount the standard deposit from a sum equal to 5 weeks rent, to a flat rate of £200, on the understanding that our student tenants do not generally wish to introduce pets to the property, as much for the benefit of housemates who may be nervous of certain types of pets, or suffer allergies.

At the point of reservation you will have the opportunity to take advantage of the discount.

In the event that a pet is introduced to the tenancy, and assuming all housemates are in agreement, we do not increase the deposit, we simply remove the discount. You would need to provide the industry standard deposit in this event.

The deposit is refundable, subject to the property being vacated in an acceptable condition, promptly after the end of the tenancy. The deposit is protected in an approved scheme. This guarantees your deposit is safe.

There is no extra deposit payable for renewals – your existing deposit is transferred.

Keys are available to you on 1st July 2026 (or the first date of the lease if different dates).

Bills Package 2026 / 2027

Our advertised rent includes bills. This is included as follows:

- 2 & 3 bedroom properties: £36 per person per week allowance
- 4 bedroom properties: £33 per person per week allowance
- 5 & 6 & 7 bedroom properties: £31 per person per week allowance

- Included: Gas, Electricity, Water, Waste Water, TV, TV Licence (whole property), Phone Line, broadband / Fast FIBRE WiFi
- No more worrying about how much bills will cost, or any nasty final bills at the end of the year!
- No more domestics whilst chasing your Housemates for money!
- No more arguments with housemates about having to pay large heating bills if you turn the heating on, you will just be snug and warm while you study!
- No more worrying about who organises which bill, and who pays which bill ...or what to do if they don't! It'll be a relief for the one person who would be picked to sort out the bills and to try and collect everybody's share of the bills as they arrive throughout the year!
- Move in and have the tv licence set up, and the WiFi up and running – just unpack and start surfing online straight away!
- All Inclusive Bills Package bolt-ons allow you to know in advance the price of your own individual outgoings, giving you more control over your personal expenditure. If parents are paying, it gives the peace of mind of a fixed payment, and an easy payment method.
- With our Bills Packages even the gardening is included!

These rates cater for regular domestic usage.

Business usage is not included. If you run a business from home, please consult us for commercial packages.

Charging of e-scooters, e-bikes, EVs or any other form of transportation equipment is not included or permitted, and strictly prohibited for your safety.

A UK guarantor (parent / guardian) is needed to guarantee your share of the total rent for the property. This is calculated at 52 weeks of the advertised rent, 12 months.

The completed forms will need to be returned within 14 days of application.

For anyone needing help with a guarantor please see www.housinghand.co.uk

At the start of the tenancy, an inventory of fixtures / fittings and noting the condition of the property is prepared. This is used to check the property at the end of the tenancy.

All properties shall be presented in a clean and tidy condition at the start of the tenancy. If when you move in something needs attention...let us know ASAP!...we are happy to help!

All properties offer a GasSafe gas safety certificate, as well as an electrical safety certificate. Smoke alarms (mains powered), CO alarms (mains powered), & fire blankets are also provided for your safety.

All properties are offered on the following basis:

- first group to pay holding fee and complete application forms secure the house
- ID / proof of address, signed tenancy agreements, guarantor forms, and payments must then be received within 14 days

Please sign here to acknowledge receipt of this document: