

ON-LINE BOOKING TERMS AND CONDITIONS

Thank you for your interest in an Opal Student Halls of Residence.

The following represents the Terms and Conditions of an application to rent accommodation at an Opal managed hall.

Application

1. Upon making your application, you will be required to pay an Advance Rent Payment of two weeks rent – this amount is included in the rent for the tenancy period.
2. Once you have made an application and made payment of the Advance Rent, you will have a confirmed booking based on these terms and conditions.
3. Any preferences listed by you will be taken into account when allocating the room but no guarantee is provided by the Landlord that your preferences will be met.

Instalments and Guarantor

1. If you have applied for accommodation and to pay your rent via instalments, you will be required to provide a UK based Guarantor. The Guarantor will need to be verified and approved by Opal prior to you becoming eligible to pay the rent by instalments.
2. For those who have applied to pay by instalments, until such time that you have an approved Guarantor, your confirmed booking will be based on the Rent being paid annually in advance.
3. If a Guarantor is not accepted, you will be advised and at the discretion of the Landlord may be provided with an opportunity to provide an alternative Guarantor or cancel the application and booking, at which time the Advance Rent paid will be retained by the Landlord. In the alternative, you will be required to pay the full Rent annually in advance.

Cancellations and Refunds

1. All cancellations for accommodation booked must be made in writing to the Landlord representatives at the Hall where the accommodation is based.
2. If a cancellation is received within 7 working days of the initial booking and before 1 August 2012, the Advance Rent Payment will be fully reimbursed to you by the Landlord.
3. If a cancellation is received more than 7 working days after the initial application and prior to 1 August 2012 then you will incur a cancellation charge equivalent to the Advance Rent payment.
4. If a cancellation is received after 1 August 2012 you will be liable for the full annual rent for the tenancy period. Your booking is also covered by the distance selling regulations.
5. The Distance Selling Regulations apply to all bookings made via the on-line booking system

Rent and Payment

1. Rent can be paid by Credit or Debit Card mandate (please note a fee of 1.5% (currently) is charged on payments by credit cards)
2. The Landlord may advise from time to time an alternate method of payment for Rent
3. Opal operates in pounds sterling (GBP) only and payments made in other currencies may incur additional charges from the remitting bank which you as Tenant will be liable for.
4. The due dates for annual payers are 1st June and 1st August 2012. These are the dates by which Opal must have received your cleared funds.
5. If you are paying by card please note that it takes 4 working days for Opal to receive these funds after we ask your bank provider for them. To ensure that Opal receive the funds by the due date, and that your booking and early payment discount are applied, your card will be debited on **Tuesday 29th May 2012** to ensure we receive the funds for 1st June or on **Friday 27th July 2012** to ensure that we receive the funds for 1st August 2012. Please ensure that you have funds or headroom within your account for these dates.

6. If you are paying by bank transfer then please ensure that your bank is aware of these dates so that the payment reaches Opal in time; some overseas payments can take up to a week to be credited to our account.

Assured Shorthold Tenancy

1. These terms and conditions will be superseded at the time the Assured Shorthold Tenancy Agreement is entered into by you, whether electronically or otherwise.
2. In all cases, the Tenancy Agreement must be entered into prior to the commencement of the Tenancy Period and occupation.

For all other information and details of any offers and facilities within the accommodation, please refer to the Information Pack or contact the hall management.