



## **RENT AND PRICES – FROM 10<sup>TH</sup> JANUARY 2012**

**Thank you for considering living with us in an Opal Student Hall.**

**Opal believes in being up front about what you pay, so you have no unexpected surprises. Below are all the details of what you have to pay for, and what you don't:**

Rent is fully **inclusive** of electricity and water, 10mb broadband with IPTV, and includes **free** contents insurance of up to £3000. We also **do not** charge a booking fee or deposit!

There are 3 ways in which you can pay your rent.

Option 1 is to pay annually in advance on or before 1<sup>st</sup> June 2012. By paying the full amount by the required date, you have the peace of mind that your rent is paid and you will receive a 4% discount on the total rent.

Option 2 is to pay annually in advance between 2<sup>nd</sup> June 2012 and on or before 1<sup>st</sup> August 2012. By paying the full amount by the required date, you have the peace of mind that your rent is paid and you will receive a 2% discount on the total rent.

Option 3 is to pay by instalments. For those students looking to pay by this method, you will need to be able to provide a satisfactory UK based Guarantor. To help you, we've set our instalment dates to coincide closely with the dates you should get your student loan payments.

Payment of rent will be made by debit or credit card using our on-line payment method. If you wish to use a credit card, please note that we will have to add a 1.5% surcharge to the payment amount. Please note – we do not accept cash payments.

### **Extra Facilities:**

Beyond just your room, we have a number of other great facilities at this hall.

|           |   |
|-----------|---|
| Utilities | All utility bills are included in your rent. There are no energy surcharges – the price you see is the price you pay!   |
| Internet: | 10mb broadband with IPTV is included in your rent. Upgrade packages are available for an extra charge.  |
| Car Park: | There is limited availability of spaces. There is an annual cost if you are fortunate to be able to secure one.   |
| Laundry:  | There is an on-site laundrette with enough machines to service the hall. Washes are from £2.20 and a full Dry is £1.00  |
| Gym:      | There is a fully equipped gym and swimming pool on-site. Residents get access to very competitive monthly prices. Make sure you check out the special deals at the start of term. |

### **Extra Charges:**

We do need to let you know:

Late rent payment: In the event that you do not pay your rent on time, then charges of £30 and then £60 will be incurred in addition to your rent. Should we need to refer you to our legal department you will incur extra charges.

### OUR SCHEDULE OF PRICES FOR THIS HALL

**Tenancy Period:** Our tenancies all start on 8<sup>th</sup> September 2012  
 The 43 week tenancy ends on 6<sup>th</sup> July 2013  
 The 51 week tenancy ends on 31<sup>st</sup> August 2013

| Tenancy Period (Weeks) | Payment terms                | Payment Dates     | Standard Ensuite | Standard Plus Ensuite | Deluxe Ensuite | Studio         |
|------------------------|------------------------------|-------------------|------------------|-----------------------|----------------|----------------|
| <b>51</b>              | <b>Annual in advance</b>     | <b>£Rent/week</b> | <b>£80.51</b>    | <b>£84.05</b>         | <b>£87.59</b>  | <b>£105.28</b> |
|                        | <b>On or before 1-Jun-12</b> | <b>Rent Total</b> | £4,106.01        | £4,286.55             | £4,467.09      | £5,369.28      |
|                        | Advance rent                 | on booking        | £161.02          | £168.10               | £175.18        | £210.56        |
|                        | Includes 4% discount         | 01/06/2012        | £3,944.99        | £4,118.45             | £4,291.91      | £5,158.72      |
| <b>51</b>              | <b>Annual in advance</b>     | <b>£Rent/week</b> | <b>£82.18</b>    | <b>£85.80</b>         | <b>£89.42</b>  | <b>£107.48</b> |
|                        | <b>On or before 1-Aug-12</b> | <b>Rent Total</b> | £4,191.18        | £4,375.80             | £4,560.42      | £5,481.48      |
|                        | Advance rent                 | on booking        | £164.36          | £171.60               | £178.84        | £214.96        |
|                        | Includes 2% discount         | 01/08/2012        | £4,026.82        | £4,204.20             | £4,381.58      | £5,266.52      |
| <b>51</b>              | <b>By Instalments</b>        | <b>£Rent/week</b> | <b>£83.86</b>    | <b>£87.55</b>         | <b>£91.24</b>  | <b>£109.67</b> |
|                        |                              | <b>Rent Total</b> | £4,276.86        | £4,465.05             | £4,653.24      | £5,593.17      |
|                        | Advance rent                 | on booking        | £167.72          | £175.10               | £182.48        | £219.34        |
|                        | Instalment 1                 | 01/08/2012        | £251.58          | £262.65               | £273.72        | £329.01        |
|                        | Instalment 2                 | 04/10/2012        | £1,341.76        | £1,400.80             | £1,459.84      | £1,754.72      |
|                        | instalment 3                 | 21/01/2013        | £1,341.76        | £1,400.80             | £1,459.84      | £1,754.72      |
|                        | instalment 4                 | 26/04/2013        | £1,174.04        | £1,225.70             | £1,277.36      | £1,535.38      |
| Tenancy Period (Weeks) | Payment terms                | Payment Dates     | Standard Ensuite | Standard Plus Ensuite | Deluxe Ensuite | Studio         |
| <b>43</b>              | <b>Annual in advance</b>     | <b>£Rent/week</b> | <b>£87.36</b>    | <b>£91.20</b>         | <b>£95.04</b>  | <b>£114.24</b> |
|                        | <b>On or before 1-Jun-12</b> | <b>Rent Total</b> | £3,756.48        | £3,921.60             | £4,086.72      | £4,912.32      |
|                        | Advance rent                 | on booking        | £174.72          | £182.40               | £190.08        | £228.48        |
|                        | Includes 4% discount         | 01/06/2012        | £3,581.76        | £3,739.20             | £3,896.64      | £4,683.84      |
| <b>43</b>              | <b>Annual in advance</b>     | <b>£Rent/week</b> | <b>£89.18</b>    | <b>£93.10</b>         | <b>£97.02</b>  | <b>£116.62</b> |
|                        | <b>On or before 1-Aug-12</b> | <b>Rent Total</b> | £3,834.74        | £4,003.30             | £4,171.86      | £5,014.66      |
|                        | Advance rent                 | on booking        | £178.36          | £186.20               | £194.04        | £233.24        |
|                        | Includes 2% discount         | 01/08/2012        | £3,656.38        | £3,817.10             | £3,977.82      | £4,781.42      |
| <b>43</b>              | <b>By Instalments</b>        | <b>£Rent/week</b> | <b>£91.00</b>    | <b>£95.00</b>         | <b>£99.00</b>  | <b>£119.00</b> |
|                        |                              | <b>Rent Total</b> | £3,913.00        | £4,085.00             | £4,257.00      | £5,117.00      |
|                        | Advance rent                 | on booking        | £182.00          | £190.00               | £198.00        | £238.00        |
|                        | Instalment 1                 | 01/08/2012        | £273.00          | £285.00               | £297.00        | £357.00        |
|                        | Instalment 2                 | 04/10/2012        | £1,456.00        | £1,520.00             | £1,584.00      | £1,904.00      |
|                        | instalment 3                 | 21/01/2013        | £1,456.00        | £1,520.00             | £1,584.00      | £1,904.00      |
|                        | instalment 4                 | 26/04/2013        | £546.00          | £570.00               | £594.00        | £714.00        |