SNF Property Reservation Checklist

1.	DEPOSIT is £350 PER TENANT *£600 - £700 for 2 bedrooms and £850 for 1 bed flats/houses* An email will confirm the deposit amount for your property
2.	£100 per tenant to RESERVE a Property Non-refundable if you withdraw
3.	FURTHER DEPOSIT is £250 PER TENANT *£500 - £600 for 2 bedrooms and £750 for 1 bed flats/houses*
4.	ID VERIFICATION, RIGHT TO RENT & ENROLMENT LETTER via TrustID • UK or Irish passport • NON UK passport = Share code • Upload a copy of your Enrolment Letter
5.	TENANCY AGREEMENT • JOINT & SEVERAL AGREEMENT • ADDENDUM specific to the house – if applicable, this will be added to the tenancy agreement • DEPOSIT PROTECTION SCHEME: www.mydeposits.co.uk
6.	LEAD TENANT responsibilities: • Organise all tenants to sign Tenancy Agreement • Pay full deposit • Complete the Inventory on 1st July (key collection) • Receive deposit monies as ONE BACS payment by end of July and distribute to all tenants
7.	RENT Rent is due on 1st of each calendar month and can be paid by standing order or debit card. The first rent payment for July will be due early, on June 18th 2026.
8.	10 DAY DEADLINE - • Supply passports/right to rent (See Section 4 above) • Each tenant to ask their GUARANTOR to sign their GUARANTOR FORM online JANUARY 2027 - • ALL tenants to sign Tenancy Agreement online • PAY rest of the DEPOSIT
9.	TENANT RELEASE POLICY Tenants can request a tenant swap provided there is valid reasoning, a suitable replacement and no outstanding rent from the group. A suitable tenant is one who can provide: a deposit, a UK based Guarantor (must be home owner), and is agreed by all original tenants. A valid reasoning would be dropping out of university, or moving to a different university and moving out of the area. The cost to the leaving tenant is £50.
10.	VIRTUAL VIEWING SNF strongly recommends the nominated LEAD tenant should attend a physical viewing of the property and that ALL tenants in the group watch the virtual viewing of the property. In the event it is not safe to conduct a physical viewing and/or the tenants have opted to secure the property from a virtual viewing, they should note that the pre-recorded video viewing was produced in good faith at the time it was made and does not constitute any part of the contract. The property details and inventory condition list (showing the fixtures and furnishings provided) is available on request and we strongly recommend you check these thoroughly. A copy of the pre-recorded video viewing is also available on request.