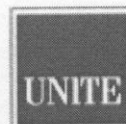


Customer Ref: [REDACTED]

21 June 2011

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student living



1-45 College Grove
Kings Cross
LONDON,
NW1 000

Sally Hoang
50 CHICHESTER ROAD
BOGNOR REGIS
PO21 2XJ
UNITED KINGDOM

[REDACTED]
<http://www.unite-students.com>

Accommodation at Beaumont Court, LONDON

Dear Sally,

Thanks for your recent application for accommodation at UNITE – you've made a great choice!

We're delighted you've chosen to stay with us and we're really pleased to be able to confirm that we've reserved a room for you.

There's quite a lot of detail in this pack because we always think it's important that you know what you're signing up to, so make sure you have a good read through all the information.

Included in this pack, you'll find the following:

Your Tenancy Letter

We need this to confirm the room booking and we'll need you, your guarantor and a witness to sign this.

Our Tenancy Terms and Conditions

This tells you what you can expect from us and some of the things we need from you in return.

Payment Instruction

If you haven't already told us how you want to pay, you'll need to complete this form.

Schedule of Payment

This tells you when your rent is due to be paid, and how much will need to be paid.

If you have any questions when you're completing this pack or you'd like some advice or help from us, give one of our Contact Centre Advisors a call on [REDACTED] they know all there is to know about student accommodation.

The most important bit...

Rooms at UNITE are really popular, so we're only able to hold your room booking for a short period of time. To confirm your booking, you should return to us the Tenancy Letter, signed by you, your guarantor and witnessed, along with your Payment Instruction, no later than 05 July 2011.

If we haven't received your documents by then, we'll need to offer your room to someone else, so make sure you don't miss out.

Please read on for details of where to send your documents...

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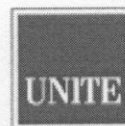
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Step by Step Guide to returning your documents

1. Read through our Terms and Conditions
2. Check the details on the Tenancy Letter, this is what you're signing for
3. Sign the 'Tenant' section of the Tenancy Letter
4. Your Guarantor also needs to sign the Tenancy Letter
5. Ask someone you know (but not your Guarantor) to witness you signing the Tenancy Letter
6. The same person or another (but not you) must also witness your Guarantor's signature

Final Checks

We like being able to tick things off, it makes us feel clever. We've provided a tick list for you before you send your documents back to us.

- ☒ Your Tenancy Letter, signed by you, your Guarantor and witnessed
- ☒ 1 Recent Passport Sized Photo
- ☒ Your completed Payment Instruction

All you need to do now, is post the documents back to us at the following address:

Tenancy Returns

Beaumont Court,
1-45 College Grove,
Kings Cross,
LONDON,
NW1 0RW,
England

What happens next?

1. Make sure you put enough postage on the documents; otherwise we might not receive them in time.
2. Check your email account. We'll email you as soon as we've received your documents and providing everything we need is there, we'll confirm your room booking.
3. If you currently live outside the UK or you have decided to pay all your rent upfront, make contact with your bank to let them know the payment amount and the date it's due.

If you have any questions, just pick up the phone to one of our Contact Centre Advisors on 0800 783 4213

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Tenancy Letter

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110692328891 / RN00298693

21 June 2011

Sally Hoang
50 CHICHESTER ROAD
BOGNOR REGIS
PO21 2XJ
UNITED KINGDOM

Dear Sally,

Thank you for your recent application for accommodation.

Below you will find confirmation of your accommodation. Subject to the Tenancy Letter being returned to us, signed by you and your Guarantor and witnessed, your Tenancy with us will start from the date outlined below.

The Tenancy is subject to the Terms and Conditions included in this pack (Edition 7 2010)

The principal terms of the agreement are as follows:

Landlord Details	
Landlord	UNITE Accommodation Management 8 Ltd (5077315)
Landlord's Agent	UNITE Integrated Solutions plc (2402714)
Landlord's / Agent's Address	THE CORE, 40 ST THOMAS STREET, BRISTOL, BS1 6JX , UK

Tenant/Guarantor Details	
Tenant's Full Name	Sally Hoang
Tenant's Current Address	50 CHICHESTER ROAD, BOGNOR REGIS, PO21 2XJ , UNITED KINGDOM
Guarantor's Name	kin chac
Guarantor's Address	50 CHICHESTER ROAD, BOGNOR REGIS, PO21 2XJ , UNITED KINGDOM

Accommodation Details	
Building	Beaumont Court, LONDON
Room / Flat Number	Block C Flat 025 ROOM E

Tenancy Period	
Tenancy Start Date	11 September 2011
Tenancy End Date	05 July 2012

Payment Details	
Utility Fee	
Security Deposit	
Cost Per Week (or part thereof)	

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Special Conditions - 110692328891 / RN00298693

The following special conditions will apply to the Tenancy Agreement:

The Tenant warrants to the Landlord that he/she (i) will remain a student in full time education throughout the Tenancy Period; (ii) is not in breach of any previous tenancy agreement or any other agreement with the Landlord or any other company being a subsidiary of The UNITE Group plc; and (iii) has no unspent criminal convictions. Such warranties are deemed repeated by the Tenant each day until the Tenancy End Date and a breach of such warranties will amount to a breach of the Tenancy. However, such a breach will not allow the Tenant to avoid liability under the Tenancy.

There are no additional terms and conditions applicable.

Cancellation Policy

Our Cancellation Policy:

1. Unless you have already taken-up occupation of your accommodation (which is deemed to occur at the time you collect the keys to the accommodation), you may cancel your Tenancy Agreement (by giving us written notice of cancellation), at any time during the period ending on the date 14 days after the date we send you an email confirming your booking is complete (the "Initial Cancellation Period"). If you cancel the Tenancy Agreement in those circumstances, we will make no charge and will return to you your Administration Fee (if applicable) and Security Deposit in full. However, once you have taken-up occupation of your accommodation, you lose any right to be released from the Tenancy Agreement, other than in the circumstance set out in paragraph 3 below.

2. Outside the Initial Cancellation Period, but before the 01 August 2011, you may cancel your Tenancy Agreement (by giving us written notice of cancellation), on payment of a £250 cancellation fee* which we will recover by retaining all or part of your Security Deposit (which will not, therefore, be repaid to you).

3. After 01 August 2011, you will remain liable for the full contractual rent, instalment charge (if relevant) and the utility guarantee fee (referred to in clause 2.4 of the Tenancy Terms and Conditions), unless and until a replacement tenant is found for your Room. If a replacement tenant is found for your Room, we will release you from your Tenancy Agreement with effect from the start date of the new Tenancy Agreement upon payment of a £250 release fee (which we will recover by retaining all or part of your Security Deposit (which will not, therefore, be repaid to you). No refund will be made of the utility guarantee fee.

* A cancellation fee of only £50 will be payable when this Tenancy Agreement is cancelled but you enter into a new Tenancy Agreement with the Landlord (or any other company being a subsidiary of The UNITE Group plc), in respect of a different flat/room but in respect of the same tenancy period.



RN00298693

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UNITE

Completion Of Tenancy -

Subject to this letter being signed by the Tenant and the Guarantor (in each case in the presence of a witness, who should add his/her signature, name, address and occupation) and being returned to and received by the Landlord by 05 July 2011, together with payment of the Security Deposit (if not already paid), the Landlord will countersign this letter, which, together with the enclosed Tenancy Terms and Conditions will constitute the Tenancy Agreement.

We will then send email confirmation to the Tenant that the Tenancy Agreement has been completed and if you or your Guarantor request, we will send you a copy of the completed Agreement.

THE ATTENTION OF THE TENANT IS DRAWN IN PARTICULAR TO THE PROVISIONS OF CLAUSE 3 OF THE ENCLOSED TENANCY TERMS AND CONDITIONS.

Until the Tenancy Agreement is completed, the Landlord reserves the right to withdraw the provisional booking.

Signed as a Deed by the Tenant		
..... Signature of Tenant		26/06/2011 Date
In the presence of Signature of Witness		26/06/2011 Date
Name of Witness	MR. TRUC HOANG	
Address of Witness	50 CHICHESTER ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2XJ	
Occupation of Witness	CHEF	
Signed as a Deed by Guarantor		
..... Signature of Guarantor		26/06/2011 Date
In the presence of Signature of Witness		26/06/2011 Date
Name of Witness	MR. TRUC HOANG	
Address of Witness	50 CHICHESTER ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2XJ	
Occupation of Witness	CHEF	
Signed for and on behalf of the Landlord		
Signature	Full Name	Date

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