

## UNIFUSION STUDENT ACCOMMODATION

### What You Need to Know About Our Process

The student will be required to complete the following form:

#### **1. Student Accommodation Enquiry & Payment Form**

This form will help us with:

- initial information required to establish the student preferred accommodation type
- the distance they are willing to travel from the university of offer
- their budget
- optional additional service
- we use this information to source a property that matches the student requirements within their budget and availability in the specific location.

#### **2. Make payment for the level of service chosen**

**Upon receipt of the above completed form and payment(*non-refundable*), we will then:**

- start looking for suitable accommodation
- send the student details, i.e photos, videos and price of available properties and our recommendations for the student to make a decision

**We receive confirmation from the student that they like the property and are happy for us to secure it.**

- we forward the student the Landlords details so they can continue with the rest of the process

**If the student choose the added option for UNIFUSION to view the property on their behalf then:**

- we go ahead and make appointment to view the property
- we give the student feedback of the accommodation
- we forward the student the Landlords details so they can continue with the rest of the process

### **THE TIME FRAME:**

This process of securing the property, all the checks carried out, payment made and moving in can take up to 3 - 14 working days that's why we advise you to start the process in good time prior to travelling to avoid incurring extra costs on temporary accommodation.

## HOW MUCH DOES UNIFUSION OPTIONAL EXTRA SERVICE COST?

### OPTION 1: ACCOMMODATION SEARCH ONLY - from £75

1. Pre-travel advice and support from the Unifusion Company Ltd team
2. Sourcing suitable accommodation within a reasonable distance from university/college
3. Viewing short-listed accommodations(*optional*)
4. Advice on secure transfers on arrival in the UK from the airport to accommodation

### OPTION 2: VIEW SUITABLE ACCOMMODATION ON YOUR BEHALF - Extra £65

1. View and securing accommodation on your behalf
2. Support in organising and managing accommodation rental contracts with the landlord
3. Advice on secure transfers on arrival in the UK from airport to accommodation
4. Support with familiarising with your University and your Town/City location
5. Explaining and managing UK billing arrangements for utilities and housing

### OPTION 3: AIRPORT PICKUP SERVICE

Charges start from £60 (depends on distance from Airport - University Accommodation)

- Airport pick up by Unifusion
- Drop off at the Estate/Agent's/Landlord's premises to collect house keys
- Drop off at student's new home
- Take the student grocery shopping (*if needed on the day*)
- Show and explain how things/equipment in your new home works
- Orientation of the student's neighbourhood

(e.g. show them where bus stop/train station to university is located, where local amenities are located)

### OPTION 4: GUARANTOR SERVICE - Service Fee starting from £45/month

1. Pre-travel advice and support from the Unifusion Company Ltd team.
2. Sourcing suitable accommodation within a reasonable distance from university/college.
3. Viewing short-listed accommodation and securing it by placing a holding deposit.
4. Flexible, fairer rent payment plan (*as we understand how challenging it is to finance international education*).
5. Organising and managing accommodation rental contracts with the landlord/estate agent.
6. Acting as the UK \*Guarantor for the rental agreement.
7. Act as your \*referee for international students.
8. Advice on secure transfers on arrival in the UK from the airport to accommodation.
9. Support with familiarising with your University and your Town/City location.
10. Explaining and managing UK billing arrangements for utilities and housing.
11. Acting as your UK next of kin in the event of an emergency.
12. On-going support throughout our agreement period (which others don't offer).

**Unifusion** offers a **Guarantor/Referee** Service. This service is a cheaper alternative to help international students and parents. We stand out from the rest by offering this unique package. Prices start from £45 a month which is less than what other companies charge without all inclusive that we offer.

### **\*WHAT IS A GUARANTOR AND WHY YOU NEED ONE?**

A guarantor is a person who agrees to act as guarantor for the named student in the duration of the Tenancy Agreement. As a guarantor, they also agree to act as a next of kin for the student in the duration of the tenancy agreement.

A guarantor is someone who agrees to pay your rent if you don't pay it, for example, a parent, a close relative or an agent. Your landlord can take legal action to get any unpaid rent from your guarantor.

Your landlord may want to check that your guarantor is able to pay the rent in the same way that they've checked your ability to pay. For example, by carrying out a credit check.

### **DOES THE GUARANTOR HAVE TO LIVE IN THE UK?**

Landlords will want a guarantor who lives in the UK, as it's easier for them to take legal action against a UK resident if they need to.

This may present a problem for you if you're coming from abroad, for example, if you're an international student. If you can't get a guarantor who lives in the UK, you will be asked to pay more rent in advance or Unifusion Company Ltd will act on your behalf in the UK, subject to completed and signed student agreement contract and 6 months' rent paid in advance.

### **\*WHY YOU NEED A REFEREE**

Landlords will want a reference to ensure you pay the rent on time and look after the property. Because in most cases students don't have any renting history or full-time employment, the landlord will seek a guarantor.

### **HOW DO I SIGN THE GUARANTOR CONTRACT?**

After you have applied for the service, you will be sent a contract to sign via email which sets out the Terms and Conditions of your Service Agreement with Unifusion.

Please note that you will receive the **Guarantor Service Agreement Contract** to sign, your parent/guardian is also required to sign.

We also recommend that you and your parent/guardian sign the Agreement as soon as possible to avoid any delays with the progress of your accommodation.

### **HOW DO I PAY FOR THE SERVICE?**

Our preferred method of payment is by bank transfer or PAYPAL.

Payment will be expected when we send you a contract to sign via email which sets out the Terms and Conditions of your Service Agreement with us.

The contract cannot start until full receipt of cleared funds and before the student travels to the UK and prior to accessing and moving into the property. A receipt will be emailed immediately upon payment to the student and parent/guardian.

## WHEN TO SECURE TO SECURE UNIVERSITY ACCOMMODATION

Once you have been offered a university place and clearance the next task is to make sure your first-year accommodation is sorted out.

Those with the right grades to secure their first-choice offer may already have sorted out where they are going to live; new students can apply for accommodation once they have accepted an offer of a university place.

For international students after receiving your offer if you haven't secured University accommodation contact **Unifusion Company Limited** to secure a room in private rented accommodation near the university.

## HOW MUCH DOES THE AVERAGE RENT COST

The average rent for a standard student room is about £5,000 to £7,000 a year (**outside of London**).

Rents also vary depending on where in the country a student is studying and on the category of accommodation chosen. Predictably, London is the area with the most expensive rents overall.

**En-Suite rooms** (a room in a shared flat/house, shared kitchen and your own bathroom), the most common type costs an average of £200 per week for a single room, compared with an average of £120 to £150 for a single **None En-Suite** room with shared kitchen and bathroom facilities.

There is also an option for a **Studio**: individual flats with your own kitchen and bathroom which range from £8,500 - £13,000 a year (*please note; for Studios or 1-bed flats rents are usually minus bills*).

Going into a rented property, you'll need to pay a deposit, which is usually about one month's rent. You'll also need to take into account that you might be asked to pay rent over the summer to secure the property, even if you're not planning on staying in it.

## HOW LONG ARE THE RENTAL CONTRACTS?

A key factor in the overall price of accommodation is the length of contract offered, meaning the number of weeks in the year rent is charged. The average contract length is 41 weeks to 50 weeks. In most cases, students will on average pay an extra three- or four weeks' rent which they may not make use of.

**\*HOLDING DEPOSIT** – A holding deposit is paid when you intend to rent a property and want the landlord/ agent to place a hold on the property being shown to other prospective tenants, while they run any referencing checks before you sign a tenancy agreement. The amount requested varies from one landlord to another and usually, it is the equivalent of one week's rent, and (**non-refundable should you change your mind while the landlord is drawing up the tenancy agreement**).

We will confirm the amount once a suitable accommodation is offered). If you do decide you want to proceed, then the Holding Deposit placed will go towards your 1st month's rent payment.

## **WHAT IS A TENANCY DEPOSIT?**

In the UK when a landlord advertises a property for rent they normally request a tenancy deposit. This helps protect against financial losses should the property be damaged throughout the tenancy and can also be a great way to encourage tenants to treat the home well as they will want to guarantee the return of the deposit when they move out.

Landlords will ask you to pay a deposit before you move in (together with a month's rent in advance). The deposit belongs to you and you should get it back at the end of the tenancy and if there is no damage or rent owed. The Tenancy Deposit requested varies from one Landlord to the other and can amount to 1 month's rent - five week's rent.

## **WHAT IS THE TENANCY DEPOSIT SCHEME?**

Since April 2007 under the England and Wales law landlords have been legally required to safeguard the deposit paid by tenants in the tenancy deposit scheme within 30 days of getting it.

At the end of the 12 months, you have to return the property in the same condition that it was originally let, allowing for fair wear and tear. If you and your landlord or agent can't agree how much of your deposit should be returned, then you have access to a free dispute mechanism, set out in the protection scheme.

The Tenancy Deposit Scheme agent will make sure you get your deposit back if you:

1. meet the terms of your tenancy agreement
2. don't damage the property
3. pay your rent and bills

### **At the end of your tenancy**

Your landlord must return your deposit within 10 days of you both agreeing how much you'll get back. If you're in a dispute with your landlord, then your deposit will be protected in the Tenancy Deposit Scheme until the issue is sorted out.

## **WHAT ARE THE EXPENSES INCLUDED IN THE RENT?**

The vast majority of student accommodation rents include utility bills like gas, electricity, water and internet.

## **PAPERWORK**

Make sure that you get all the necessary documents back to Unifusion Company Ltd as soon as you can - signed and dated. Keep a copy of these safe for your records.

## **THE INVENTORY**

When you move in, make a detailed list of the contents. "Everything (yes, that means everything), needs to be included, from whether the toilet seat is on properly to whether the carpet is without holes. Both you and your landlord should sign and date this and have a copy each," advises studentpad.co.uk. Take lots of photographs. These will be essential evidence in any dispute over the return of a deposit. If you make any verbal agreements over things such as additional furniture or repairs, get these in writing, signed and dated by the landlord or agent.

**Unifusion** offers the following optional service for parents/students who want a comprehensive Package of support.

**For an additional £200 we will provide all the extra support as follows**

1. Advice/support on health matters e.g. registering for medical and dental care, National Health Service (NHS) registration, optician etc.
2. Assisting with the application for student medical cover.
3. Help with opening a UK bank account, going through the application process and how the Credit Score system works.
4. Arranging a suitable mobile contract/sim cards for cheapest rates locally and calling home.
5. Advice on dealing with problems encountered with accommodation, legal, police Issues etc.
6. Provide a Welcome Pack containing local travel advice – public transport bus and train, student rail-cards, local taxis etc.
7. Support to draw up a student shopping list and arrange a shopping trip to purchase items.
8. Provide links with East African communities / societies (diaspora groups, worship, gym membership, sports clubs etc).
9. Advice on Travel Insurance.
10. Advice in applying for work placement.
11. Advice and support on summer holiday volunteering and work experience.
12. Basic etiquette Briefing.
13. Information on where to shop for Kenyan food and suitable hairdressers
14. On-call 24hrs for Advice and Support.

**NOT INCLUDED**

1. Food bills.
2. Mobile telephone bills.
3. Credit card bills.
4. Domestic travel costs.
5. International and domestic air-fares.
6. Cost of travel visas.
7. Cost of vaccinations.
8. Cost of personal medical and travel insurance.
9. Club membership fees.
10. International Flights (optional).

To find out more please contact us on **Tel: + 44 777 699 0307** or email: [info@unifusion.co.uk](mailto:info@unifusion.co.uk)