

Students Viewings Guide

It is essential that you carefully take your time to consider the fellow students you want to live with, your financial allowance for your accommodation and associated costs, and where you would like to live. You must also consider whether you will definitely be at the University or have the financial resources to pay for your accommodation as once signed to a property you are then legally bound to the contract and its terms. Please consider all these aspects very carefully before starting your property search and make sure you spend plenty of time discussing your options with your parents or friends.

If and when you are ready to start your property search you need to come to a definite decision on the amount of people will be in your group as without this, you won't be able to book any viewings. You will also want to decide what criteria you are looking for in a property. Points to consider include; the location, as this will be a huge influence, the number of bathroom and W.C.s, the rental price and the standard of the property. When you have come to a decision on your group size and search criteria then you can then start your property search. Simply choose the properties you are interested in from the Green Key Sales and Lettings website and then either telephone or, email us on lets@greenkeysalesandlets.co.uk, or use the "Viewing Enquiry Form" on the property page on our website.

The letting season can get very busy for our business so please give us as much advance warning as to your preferred viewing day. Please suggest days and times when all of your group are available, and we will set up a viewing appointment. Its good practice to make sure you see a selection of properties so you can get an idea as to what there is available.

One of the Green Key Sales and Lettings team will meet you at a property and show you around and answer any questions you may have. We ask that you do not just go round to the property and knock on the door without an appointment. We like to do professional conducted viewings and make sure our existing tenants have had notice that we are coming. Where possible we prefer to show your whole group around the properties in just one visit so as to minimise disruption to current tenants, we will need all the decision makers at the viewing so no time is wasted and you don't miss out on potential properties you are interested in, as they don't hang around!

Once you have all decided on a suitable property, in order to reserve it pending contract signing, at least two members of the group will need to pay their non-refundable administration fee up front (£50 pp). This will reserve the property for a maximum of 3 working days to allow all deposits & any remaining admin fees to be paid, with the contract fully signed by all and all supporting paperwork to be completed. The offer of a contract will be withdrawn after 3 working days if all the necessary requirements have not been carried out in this timeframe.

Please note until such time as the second Admin fee is received, we will continue to market the property to other interested parties and will not be able to reserve it for your group.

Properties for the next academic year are available to view from **1st November** onwards. We work to normal office hours (weekdays) however there is usually some limited evening and Saturday availability for viewings depending upon viewer availability. Please allow plenty of notice if you require an out of hours viewing as these slots are likely to be filled quickly.