

## 43 LEA ROAD, NORTHAMPTON, NN1 4PE

- Beautiful design led home
- Spacious bedrooms designed for peaceful study
- Cosy communal area to socialise
- Excellent customer service
- Ideal location for UoN and nightlife
- Bills included with fair usage allowance
- 4 double bedrooms
- Living room with smart TV
- Modern kitchen with appliances
- Modern bathroom
- Garden
- Video tour and more photos? QR code below

### Love it? What now?

1. You, ask us for an application form
2. You, pay your holding deposit to reserve your home
3. You, return your application form with your ID and current student certificate
4. We, review applications and confirm if we can proceed with your group
5. We, issue deeds of guarantee to your UK based guarantor for signature
6. We, issue tenancy documents to you
7. You, review tenancy documents and sign within 15 days
8. Countdown and move in!

### What needs to be paid?

1. Holding Deposit: £100 per person with your application. This is deducted from your first rental instalment.
2. Security Deposit: £400 per person on the first date of the tenancy. This is returned at the end of the tenancy providing your tenancy obligations have been fully met.
3. Rent: as per the table below. If you don't live in the house during the first two months of the tenancy, there is a rent reduction of 25% for those months. This reduction is included in the total rent for tenancy below.

	Weekly	Monthly	Total Rent for Tenancy
Room 1	£152.00	£658.67	£7,574.67
Room 2	£154.00	£667.33	£7,674.33
Room 3	£152.00	£658.67	£7,574.67
Room 4	£150.00	£650.00	£7,475.00

### The small print...

1. The tenancy will be from 6<sup>th</sup> July 2025 – 5<sup>th</sup> July 2026
2. Once you have signed tenancy documents, you are legally bound to pay rent for the entire period
3. You will require a UK based guarantor; somebody who is credit worthy and would pay your rent in the event that you do not
4. The tenancy is joint and several, meaning you are all equally responsible for the tenancy terms, conditions and rent

