**Booking Terms and conditions:**

* **You must be over 21, Rooms are for single occupancy only, no couples, no pets.**
* **Minimum booking** is one week.
* **Week runs** Sunday 5pm to following Sunday 10am.
* **Reservation of £60,** non-refundable, paid in advance by card payment only. The remainder of the first week’s payment must be made within 24 hours of arrival
* **Subsequent weeks** Payments are due in full by Weds 12 noon for the following week. Your payment reserves the room for the following week and renews your weekly licence. If payment is not received by this time, your licence will not be renewed and your room will be made available for others to book from Sunday. We advise you block book to secure your room in advance.
* **Payments** can be made by card (secured payment link) or bank transfer. We do not accept cash. Payment details are provided on your booking confirmation**.**
* **For bookings less than 4 weeks** a £10/week surcharge is applicable**.**
* **Arrival** ID – your Right to Rent ID needs to be shown to our Housekeeper on arrival.
* **You agree** to the terms and conditions set out in this document, our privacy policy and refunds policy
* **You agree** to us supplying all documentation via your email address provided. If you require **hard copies, please put this in writing to us.**
* **You will sign a weekly licence on arrival.** This does not confer exclusive possession of the room.

**Terms and conditions of your stay:**

* **No Smoking** anywhere inside, within 2 meters of house, or leaning from windows
* **No evening/overnight guests**, this puts pressure on bathrooms and kitchens. Day visitors between 10am and 5pm by agreement only.
* **In the Kitchen: WASH UP** immediately, or load your items into the dishwasher. **WIPE DOWN** the surfaces, so they are clean for the next person. **SEPARATE YOUR WASTE** for recycling, as per the instructions there
* **Keep Noise Down** – if you are unsure what is too noisy, ask someone else or the House Manager. Always turn noise down when requested
* **Don’t cause a nuisance** for other Sharers in the house (or for neighbours), through untidiness, intrusiveness, or inappropriate behaviour
* **No Antisocial behaviour** Including but not limited to; violent, threating, intimidating or harassing behaviour, hate crimes, drunkenness, illegal drug possession/use, noise disturbance & criminal damage / activity.
* **Communal Areas:** SHARE THE SPACE amicably and respectfully with other Sharers
* **Report any damage** immediately to the House Manager
* **Keep** the Room allocated to you, and its contents, in good clean condition. More information is provided on the “Sharers Responsibilities” sheet on the notice board. The House Manager will notify you of entry to check that en-suites and rooms are being cleaned.
* **Heating:** do not interfere with heating settings. Personal heaters/electric clothes dryers of any kind are not permitted in our properties. If we find you are using your own heater, we will remove this for safekeeping until you are due to vacate, when it will be returned to you. If removal of the heater is refused, a £10 per week surcharge will be added to your room rate to cover increased electricity costs. RLR heaters and blankets available on request
* If you have an electric bike or scooter, charging is only permitted by prior approval, and surcharges to your room rate may apply. You must also not leave this charging overnight when people are asleep and if you are not in the house, due to fire risks. By signing this licence, you agree to follow the charging fire safety rules, which are displayed in the house, and on the documents link sent to you via email.
* **Security:** keep front and rear doors locked and report strangers. Do not share personal details of other sharers
* **In case of fire**, alert others loudly and exit the building quickly by the front door. You agree to read & follow the fire safety information provided on the notice board.
* **Room Entry** (by House Managers/Handymen), notice will be provided except in emergency. We have access to communal areas 24/7.
* **Insurance** – our insurance covers house contents but not your personal items.
* **Services provided** include bedding, bedding laundry, communal area cleaning, coffee, tea, cooking oil, toilet rolls and other household consumables. Washing machine and dryer facilities are charged at £1.
* **Room inventories vary but may include:** Bedding, bed linen, wardrobe, chest of drawers, desk, chairs, bedside cabinet, curtains, lampshades, mirrors, hangers, clothes bag, extension leads, TV.
* **Any damage caused may be charged to your card,** including loss of keys, missing room items and excessive cleaning.
* **Respect your House Manager –** They ensure house rules are followed. They are not a 24 hours service, please do not disturb them late in the evenings unless it’s an emergency.
* **If the above Ts and Cs are not followed,** we reserve the right not to renew your weekly licence.
* **Departure –** on departure leave your room unlocked, leave keys in room OR if you need them to lock front door, put keys through the letter box after you. You must vacate your room by 10am Sunday morning.