

**MATT WOOLLEY LETTINGS
CANTERBURY'S BEST STUDENT PROPERTIES!
2025 - 2026 !**

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Some Useful Information: TENANCIES JULY 2025 TO JUNE 2026

Call / Text / Whats App Matt (landlord) on 07718 488993 anytime

RESERVATIONS FOR ACADEMIC YEAR 2025 - 2026

...available from Wednesday November 13th 2024

...why not register your interest today and we will keep you updated with availability!

**ONLY A £75 HOLDING FEE PER PERSON PAYABLE TO RESERVE ANY
PROPERTY**

ALL PROPERTIES NOW INCLUDE SUPERFAST FIBRE WiFi AS STANDARD

Included in our standard bills package are: Gas, Electricity, Water, Waste Water, TV, TV Licence (whole property), Phone
Line, Fibre Optic broadband / WiFi

A quick step by step guide to reserving your new property!...

1/ Decide who you would like to live with & fix the group size i.e. 2/3/4/5/6/7 people.

Ok, you're all set to look for the right size property! What's next...

2/ Agree on a budget (weekly, monthly, termly, yearly) to help refine your search.

It's probably easiest to think about your budget for the whole year.

3/ Think about locations. Would you rather be in the City Centre near shops / bars / nightlife, or nearer the University?

4/ Take a look around the website. The menu at the top will guide you around the different size houses.

There are maps, photos, introductory videos & virtual tours of all properties.

All rents are shown weekly to make comparison easy.

Click here to see a key facts illustration - <https://www.kentunilet.com/key-facts-illustrations>

5/ Call me whenever convenient to you to say hi and talk about your property search! Once I know a bit about your group requirements I will be able to suggest some properties that match your group criteria the best!

I am the landlord of all the properties on the website.

6/ Once you've decided upon a property let's book a 15 min video call so your group can all meet me and ask any questions about the virtual tours that you've all been on. I'm here to help anytime.

7/ Book your reservation online - <https://www.kentunilet.com/book-online>

It's a good idea usually if one person gathers the group's holding fee payments (£75 each).

Once you've submitted the reservation request I'll get in touch ASAP to arrange payment of the holding fee.

Then, the property is yours!

8/ If you'd like to book a FREE minibus to go and see the property you've reserved in person that's fine! We offer viewing tours 10am to 8pm daily.

If you're not happy with the choice you've made I'll help you find another property!

9/ The application forms and tenancy agreement will be emailed to you for online signing. It's a really easy process.

If you'd rather come to my office please contact me to arrange an appointment.

You can see examples of all the paperwork here - <https://www.kentunilet.com/downloads>

(Parents / Guarantors might be interested in this section of the website too)

10/ Congratulations! You've just sorted your house for next year!

**NO ADMIN FEES
&
ONLY £75 HOLDING FEE PER PERSON TO RESERVE OUR PROPERTIES**

All properties are in excellent locations, close to uni and / or the city centre, in nice areas! All properties are equipped, furnished, and maintained to the highest standards – in fact if you can see some improvement that you would like, then let me know! I am always looking to provide the best service possible at all times.

Students groups look to secure properties from early November for the following academic year.

Please see individual property advertisements for details of rents. Rent payments are quarterly, for most of our properties this is the 1st July, 1st October, 1st January, and 1st April. Please see individual property advertisements for details of dates.

The tenancy agreement is usually from 1st July 2025, to 30th June 2026, for most of our properties. Full rent is payable for 52 weeks, unless specifically stated in the property advertisement and tenancy agreement.

Keys are available to you on 1st July 2025 (or the first date of the lease if different dates).

A deposit of £200 (per person) is payable for most of our properties upon signing tenancy agreements, unless otherwise stated. The deposit is refundable, subject to the property being vacated in an acceptable condition, promptly after the end of the tenancy. The deposit is protected by the Tenancy Deposit Scheme. This guarantees your deposit is safe.

There is no extra deposit payable for renewals – your existing deposit is transferred.

Bills Package 2025 / 2026

2 bedroom properties: £39/week
3 bedroom properties: £36/week
4 bedroom properties: £33/week
5 & 6 & 7 bedroom properties: £31/week

- Included: Gas, Electricity, Water, Waste Water, TV, TV Licence (whole property), Phone Line, broadband / Fast FIBRE WiFi
- No more worrying about how much bills will cost, or any nasty final bills at the end of the year!
- No more domestics whilst chasing your Housemates for money!
- No more arguments with housemates about having to pay large heating bills if you turn the heating on, you will just be snug and warm while you study!
- No more worrying about who organises which bill, and who pays which bill ...or what to do if they don't! It'll be a relief for the one person who would be picked to sort out the bills and to try and collect everybody's share of the bills as they arrive throughout the year!
- No more meter readings to take, we'll do that for you.
- Move in and have the tv licence set up, and the WiFi up and running – just unpack and start surfing online straight away!
- All Inclusive Bills Package bolt-ons allow you to know in advance the price of your own individual outgoings, giving you more control over your personal expenditure. If parents are paying, it gives the peace of mind of a fixed payment, and an easy payment method.
- With Matt Woolley Lettings Bills Packages even the gardening is included!

There is one tenancy agreement for everyone at the property. To confirm, if someone wishes to leave the tenancy agreement (not move in / move out during the tenancy), it is that person's / the group's responsibility to find a replacement tenant for the group. We shall be happy to create a new tenancy agreement if necessary.

A UK guarantor (parent / guardian) is needed to guarantee your share of the total rent for the property. The completed forms will need to be returned within 7 days of application. For anyone needing help with a guarantor please see www.housinghand.co.uk

At the start of the tenancy, an inventory of fixtures / fittings and noting the condition of the property is prepared. This is used to check the property at the end of the tenancy.

Rent is payable by bank transfer on or before the due dates.

All properties shall be presented in a clean and tidy condition at the start of the tenancy. If when you move in something needs attention...let us know ASAP!...we are happy to help!

All properties offer a GasSafe gas safety certificate, as well as an electrical safety certificate. Smoke alarms, CO alarms, & fire blankets are also provided for your safety.

All properties are offered on the following basis:

- first group to pay holding fee and complete application forms secure the house
- ID / proof of address, signed tenancy agreements, guarantor forms, and payments must then be received within 7 days

In the 2010-11 "Rate Your Landlord" Survey by Kent Union Matt was rated number 1 in Canterbury ... & in the Top 3 again in 2011-12! (The Rate Your Landlord scheme ended in 2012)

Viewings: available at any time, 10am to 8pm, 7 days a week! Book a free tour of some of our properties today and we will pick you up and drop you off at Uni in our 8 seater minibus for free!

(Note: not all tenancies commence 1st July, and deposits may vary...there are a few exceptions!)

Summary of Property Reservation Process:

(a)

A holding fee of £75 is payable on reserving a property. This holds the property for 7 days. During these 7 days you will need to provide us with certain information so that we can consider the application that you have made and fulfil any legal obligations that we may have, such as the Government Right To Rent checks.

NOTE: Should the landlord withdraw the property from the market, your holding fee shall be refunded immediately.

Within 7 days of applying for a tenancy you agree to provide us with the following, (b) and (c):

(b)

For each student:

Proof of ID in the form of

- copy of passport AND copy of student ID card
- proof of address such as bank statement or utility bill

(c)

For each guarantor:

A guarantor must be a UK resident in full time employment - someone that can pay your rent if you fail to do so. The guarantor may also be liable for any damages to the property, if your deposit is insufficient.

Each student applicant requires a guarantor (i.e. one guarantor for one student).

Completed guarantor paperwork must also be provided within 7 days of any application.

We will provide you with all of the documents you need to return, at the time of your application.

This includes for the guarantor:

- a completed application form,
- a completed deed of guarantee; and

Proof of ID in the form of

- copy of passport
- proof of address such as bank statement or utility bill

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.

Within 14 days of applying for a tenancy you agree to provide us with the following, (d):

(d)

Following satisfactory referencing, from all tenants and all guarantors party to the application, the following is agreed to be completed within 14 days from application date (i.e. days 8-14):

(1) A tenancy agreement will be prepared. This should be signed within 14 days of application, or the property will be made available to other applicants.

Once signed this is a legally binding document.

(2) The £200 deposit & an advance rental payment of £200 per person must be paid within 14 days of application.

The £75 holding fee, unless agreed differently, will be converted to a part payment towards the deposit.

As an example,

1st Payment: Holding fee paid day 1 = £75

2nd Payment: balance of deposit (£125) & advance rent payment (£200) by day 14 = £325

Total paid = £400

Total deposit to be refunded at the end of the tenancy = £200

Total credit against first rental payment = £200

The balance of the first rental payment is due one month before the start of the tenancy.

If you, or your group as a whole, fail to meet the terms of the application as set out above the holding fee shall be forfeit, and the property shall be made available to other applicants.

Key facts Illustrations – see page 8

Weekly Rent (£) per person	Bills Package – see below	Annual Cost EX BILLS (x 52 weeks) per person	Quarterly (/4) Payments per person EX BILLS
84.23	ADD IN FROM TABLE BELOW	4380	1095
86.54	ADD IN FROM TABLE BELOW	4500	1125
91.15	ADD IN FROM TABLE BELOW	4740	1185
92.31	ADD IN FROM TABLE BELOW	4800	1200
98.07	ADD IN FROM TABLE BELOW	5100	1275
100	ADD IN FROM TABLE BELOW	5200	1300
101.53	ADD IN FROM TABLE BELOW	5280	1320
103.85	ADD IN FROM TABLE BELOW	5400	1350
107.69	ADD IN FROM TABLE BELOW	5600	1400
109.62	ADD IN FROM TABLE BELOW	5700	1425
113.46	ADD IN FROM TABLE BELOW	5900	1475
126.92	ADD IN FROM TABLE BELOW	6600	1650
Weekly Rent (£) per person	Bills Package Options	Annual Cost	Quarterly (/4) Payments per person
ADD IN FROM TABLE ABOVE	2 bedroom properties: £39/week	2028	507
ADD IN FROM TABLE ABOVE	3 bedroom properties: £36/week	1872	468
ADD IN FROM TABLE ABOVE	4 bedroom properties: £33/week	1716	429
ADD IN FROM TABLE ABOVE	5 & 6 & 7 bedroom properties: £31/week	1612	403