

CASHBACK OFFER £500 v10

These Terms and Conditions apply to all Cashback offers available to 2026/27 customers at participating Student Roost properties listed in paragraph 2 below.

1. Definitions

‘Cashback’ refers to a monetary reward for booking accommodation with Student Roost for the 2026/27 academic year, subject to the terms and conditions set out below.

‘Offer Period’ means the period between 17:00 BST on 26 June 2026 and 23:59 BST on 06 September 2026 for the properties in paragraph 2, or until all Cashback allocations have been claimed, whichever occurs first.

‘Minimum tenancy period’ means the minimum tenancy length stated on the relevant property page.

Customers who complete a room booking for the 2026/27 academic year at one of the qualifying properties listed in paragraph 2 will receive Cashback, subject to these terms and conditions. No cash alternative is available.

Each qualifying customer will receive £500 Cashback and must enter the promotional code

Cashback500. Cashback offers may also be restricted to specific room types and are subject to the allocation limits detailed in paragraph 2.

2. Qualifying Properties Property

- Queens Court (Five Bed Apartment (Shared) rooms only – 23 Cashback allocations available) ONLY live from 5PM on 22/07/2026.
- Regents Court (Six Bed Bronze rooms only – 25 Cashback allocations available) ONLY live from 5PM on 22/07/2026.
- Laycock Studios – 30 Cashback allocations available)
- Sheffield 3 (Ensuite rooms only – 90 Cashback allocations available)
- Deakins Place (Studio rooms only - 20 Cashback allocations available). ONLY live from 2PM on 02/07/2026.

- St Mungo's (All room types - 20 cashback allocations available). ONLY live from 5PM on 08/07/2026.
- St James' Point (All room types - 30 cashback allocations available). ONLY live from 5PM on 22/07/2026.
- The Summit (All room types - 20 cashback allocations available). ONLY live from 5PM on 07/08/2026.
- Newcastle 1 (All room types - 30 cashback allocations available). ONLY live from 5PM on 07/08/2026.
- John Bell House (All room types – 44 week minimum tenancy, 50 cashback allocations available). ONLY live from 12PM on 10/08/2026.
- Swanston House (All room types - 44 week minimum tenancy, 50 cashback allocations available). ONLY live from 12PM on 10/08/2026.
 - Mealmarket Exchange (All room types) - ONLY live from 2PM on 11/08/2026.
 - Hydrogen (All room types - 20 cashback allocations available) - ONLY live from 5PM on 21/08/2026.

2. Eligibility

To qualify for a Cashback reward, a customer must:

- a) Book a room for the 2026/27 academic year during the Offer Period at one of the eligible properties listed in paragraph 2, for the specified minimum tenancy period and, if applicable, in a qualifying room type; and
- b) Enter the promotional code Cashback500 during the booking application; and
- c) Complete all booking requirements (accept the terms and conditions of Student Roost's 2026/27 tenancy agreement, pay the deposit (if applicable), ensure that the guarantor signs and returns the Guarantee Agreement) for a minimum tenancy period of 40 weeks, and pay the rent instalments due under their 2026/27 tenancy agreement in cleared funds by the due

date; and

d) Check in to the relevant property listed in paragraph 2 at the start of the 2026/27 tenancy and not have given notice of cancellation; and

e) Be aged 18 or over and enrolled in UK higher/further education.

f) This offer is open to new customers, existing customers, rebookers and customers booking through an approved Student Roost agent.

g) Customers who are in rent arrears or in breach of any prior tenancy agreement with Student

Roost are not eligible for this offer.

3. The Cashback will be issued in the form of a pre-paid virtual payment card. A link to the pre-paid virtual payment card will be sent to qualifying customers, via the email address provided to Student Roost during the room booking process, no later than 31 October 2026 providing that the qualifying customer has: i. checked into the relevant property listed in paragraph 2; and ii. fully complied with all steps and requirements described in paragraph 3 above.

4. Cashback cannot be exchanged for cash, gift cards, or transferred.

5. Only one Cashback reward per qualifying tenancy.

6. Customers in dual occupancy rooms are entitled to one pre-paid virtual payment card only.

7. Cashback cannot be applied retrospectively to customers who have already completed a room booking at a property listed in paragraph 2 for the 2026/27 academic year before this Offer Period.

8. This offer can be used in conjunction with any other Student Roost offer or promotion unless expressly stated otherwise.

9. This offer excludes bookings for the 2026/27 academic year made through a

nomination agreement or referral agreement.

10. Rooms at the properties listed in paragraph 2 are subject to availability.

11. Student Roost accepts no responsibility for bookings not successfully completed during the Offer Period due to a technical fault, technical malfunction, computer hardware or software failure, satellite, network or server failure of any kind.

12. The pre-paid payment card will be valid for one (1) year from the date of dispatch. The expiry date will be indicated on the card.

13. Use of the card is subject to the terms and conditions of the card issuer and/or Pluxee UK Ltd.

14. Student Roost shall not be liable for any loss, damage, or inconvenience arising from participation in this incentive or use of the card.

15. The offer is personal to the qualifying customer. The pre-paid virtual payment card is non-transferable.

16. In the event of early termination of the tenancy agreement at any point during the academic year, we reserve the right to withdraw any Cashback offer and/or deduct the value of any Cashback already paid from any refund that may be due.

17. Student Roost may, at its discretion, provide Cashback through an alternative method if for any reason it is unable to facilitate the pre-paid virtual payment card. Requests for any alternative methods will not be accepted.

18. The decision to pay the Offer is at the absolute discretion of Student Roost. Student Roost reserves the right to withdraw or change this offer at any time.

19. Student Roost reserves the right to amend, withdraw, or extend offers at any time.

These terms are governed by English law and subject to the exclusive jurisdiction of the English courts.

Promoter: Student Roost, Alpha Tower, 14th Floor, Suffolk Street Queensway, Birmingham,
B1 1TT.

Version Control:

Version: v10

Date: 21/08/2026

Summary:

Cashback offer introduced for Hydrogen from 5:00pm on 21/08/26.

Version: v9

Date: 11/08/2026

Summary:

Cashback offer introduced for Mealmarket Exchange from 2:00pm on 11/08/26.

Version: v8

Date: 10/08/2026

Summary:

Cashback offer introduced for Swanston House and John Bell House from 12:00pm on 10/08/26. 50x allocations for each on 44 week minimum tenancies.

Version: v7

Date: 07/08/2026

Summary:

Cashback offer introduced for the following property from 5:00 PM on 7th August 2026:

The Summit

Newcastle 1

Cashback offer removed for the following property from 5:00 PM on 7th August 2026:

Sheffield 3

Offer allocations updated for the following properties from 5:00 PM on 7th August 2026:

St Mungo's changed from 30 to 20

Queens Court changed from 25 to 23

Newcastle 1 changed from 20 to 30

St James's Point changed from 50 to 30

Deakins Place changed from 25 to 20

Laycock Studios changed from 45 to 30

Version: v6

Date: 27/07/2026

Summary:

Offer has been extended from 31/07 till 06/09/26

Version: v5

Date: 22/07/2026

Summary:

Cashback offer removed from following properties from 22/07 5pm:

Offer removed from Queens Court 4 bedroom apartments

Offer removed from Regents Court 5 bed bronze

Cashback offer added to following properties from 22/07 5pm :

Offer added to Queens Court 5 bedroom apartments

Offer added to Regents Court 6 bed bronze

Offer added to St James' Point all room types.

Version: v4

Date: 17/07/2026

Summary:

Laycock offer now includes Studio Bronze room type again.

Version: v3

Date: 08/07/2026

Summary:

Cashback offer introduced for the following property from 5:00 PM on 8th July 2026:

St Mungo's

Offer allocations updated for the following properties from 5:00 PM on 8th July 2026:

Laycock changed from 50 to 45

Sheffield 3 changed from 100 to 90

Version: v2

Date: 02/07/2026

Summary:

Cashback offer introduced for the following property from 2:00 PM on 2nd July 2026:

Deakins Place

Cashback offer changed for the following property from 1:00 PM on 2nd July 2026, from 'all room types' to 'excluding Studio Bronze':

Laycock Studios