

## £300 RENT DISCOUNT & FREE BEDDING PACK OFFER (NEWCASTLE)

The first 50 customers who book a room for the 2026/27 academic year at one of the properties listed below in paragraph 1 will receive a £300 rent discount and a free bedding pack, subject to these terms and conditions.

1. This offer is only available for bookings made at the following properties:

- Newcastle 1
- St James' Point
- St James' House

2. This offer is open from 06:00pm BST on 5 February 2026 until all discounts have been allocated or 09:00am BST on 30 April 2026, whichever is earlier ("Entry Period").

Only a maximum of 50 rent discounts and bedding packs are available.

3. To qualify a customer must:

- (a) complete a room booking for the 2026/27 academic year at one of the properties above in paragraph 1 during the Entry Period for a minimum tenancy period of 44; and
- (b) enter the code "LNY300" in their booking application; and
- (c) be aged 18 years or older at the start of the 2026/27 tenancy period; and
- (d) be undertaking a course of study at an institution of further and/or higher education in the United Kingdom during the 2026/27 academic year; and
- (e) check-in to one of the properties above in paragraph 1 at the start of the 2026/27 tenancy; and
- (f) if an existing customer, not be in rent arrears under their 2025/26 tenancy agreement or otherwise in breach of their 2025/26 tenancy agreement or any prior tenancy agreement with Student Roost; and
- (g) pay all rent instalments due and any other outstanding amounts/fees owed to Student Roost under their 2026/27 tenancy agreement; and
- (h) not give notice to cancel their 2026/27 tenancy agreement.

For a booking to complete the customer must have accepted the terms and conditions of Student Roost's 2026/27 tenancy agreement, paid the deposit (if any), their guarantor must have signed and returned the guarantee agreement and any applicable cooling off period must have expired without the customer giving notice of cancellation. Internet access is required.

4. Rooms are subject to availability.

5. This offer cannot be applied retrospectively to customers who have already completed a room booking for the 2026/27 academic year.

6. This offer excludes bookings for the 2026/27 academic year referred through a nomination agreement or a referral agreement.

7. The bedding pack comprises a duvet (x1), duvet cover (x1), two pillows (x2), two pillow cases (x2), and a fitted sheet (x1).

8. Qualifying customers must collect the bedding pack from reception on check-in to the property at the start of the 2026/27 tenancy period. Evidence of identity must be shown on collection. If a qualifying customer fails to produce evidence of identity they will forfeit

entitlement to the bedding pack. If there is any doubt or dispute as to whether or not evidence of identity is satisfactory the decision of Student Roost will be final, and no correspondence will be entered into.

9. The rent discount will be applied as a credit to the qualifying customer's account with Student Roost and will be deducted from the final rent instalment payable pursuant to the customer's 2026/27 tenancy agreement. If the rent discount exceeds the amount of the final rent instalment payable pursuant to the customer's 2026/27 tenancy agreement then the balance will be deducted from the previous rent instalment. No cash or gift card alternative is available.

10. Student Roost reserves the right to substitute the bedding pack for an alternative gift of equal value if for any reason it is unable to procure the bedding pack. No cash or gift card alternative is available.

11. Only one rent discount and one bedding pack per qualifying customer is permitted. The rent discount and bedding pack is personal to the qualifying customer and is non-transferable. Customers in dual occupancy rooms are entitled to one rent discount only.

12. If a customer does not check in to the property at the start of their 2026/27 tenancy they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement.

13. If a customer does not pay all rent instalments due and any other outstanding amounts/fees owed to Student Roost under their 2026/27 tenancy agreement they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement.

14. If a customer cancels their 2026/27 tenancy agreement during the tenancy period they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement.

15. Existing customers who are in rent arrears under their 2025/26 tenancy agreement, or otherwise in breach of their 2025/26 tenancy agreement, or any prior tenancy agreement with Student Roost, are not eligible for this offer.

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

17. This offer cannot be applied in conjunction with any other offer or promotion.

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

19. Student Roost reserves the right to withdraw or change this offer at any time.

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