

## MERCHANT APARTMENTS ROOM DISCOUNT OFFER (REBOOKER) FOR 2026/27 ROOM BOOKINGS

1. Existing customers currently living at Collegelands during the 2025/26 academic year, who complete a room booking for the 2026/27 academic year at Merchant Apartments, will receive a £400 rent discount, subject to these terms and conditions. No cash alternative is available.

2. Only 10 rent discounts are available. This offer is open between 12:00pm GMT ('noon') on 3 March 2026 until all 10 discounts have been allocated or 17:00 BST on 30 April 2026, whichever is earlier ("Offer Period").

3. To qualify a customer must:

- a) Complete a room booking for the 2026/27 academic year during the Offer Period at Merchant Apartments, for a minimum tenancy period of 39 weeks AND, if applicable, make the room booking through an approved Student Roost agent; and
- b) enter the code MA4R00RB 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 Merchant Apartments at the start of the 2026/27 tenancy and not have given notice of cancellation; and
- f) Not be in breach of their 2025/26 tenancy agreement or any prior tenancy agreement with Student Roost; and
- g) Pay the first rent instalment due under their 2026/27 tenancy agreement in cleared funds by the due date.

For a booking to complete, the qualifying 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 or cancellation period must have expired without the customer giving notice of cancellation. Internet access is required.

4. Rooms are subject to availability.

5. 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.

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

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

8. Customers living with Student Roost who are in rent arrears or otherwise in breach of a 2025/26 tenancy agreement with Student Roost, or any prior tenancy agreement with Student Roost, are not eligible for this offer.

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.

10. If a customer does not check in to Merchant Apartments 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.

11. 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.

12. 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.

13. This offer can be applied in conjunction with the Referral Offer but cannot be used in conjunction with any other offer or promotion.

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

15. These terms and conditions are governed by English law and courts.

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

Date: 3 March 2026

Summary: Initial publication of 2026/27 Merchant Apartments Room Discount Offer

Status: Active