

RENT DISCOUNT OFFER (REBOOKERS) FOR 2026/27 ROOM BOOKINGS

Existing customers who complete a room booking for the 2026/27 academic year at one of the properties listed in the table below, in paragraph 2, will receive a rent discount in the amount stated in the table, subject to these terms and conditions. No cash alternative is available.

Only a limited number of discounts available at each property.

1. This offer is open between 12:00pm BST ('noon') on 10 February 2026 until all the discounts for each property have been allocated or 17:00pm BST on 30 April 2026, whichever is earlier ("Offer Period").
2. This offer is only available at the following properties for all room types, and the maximum number of and value of discounts available at each property is stated against its name. Additionally, this offer is available for room bookings made for the 2026/27 academic year at one of the properties listed below through an approved Student Roost agent:

Property	Number of discounts available	Value of discount	Discount Code
Hillfort House	50	£300	HH300RB
Zinc Quarter	52	£250	ZQ0RB
The Towpath	20	£150	GPS200RB
Tramways	20	£150	JBH200RB
Brewers Court	10	£350	LPS200RB
Portsburgh Court	25	£250	NP200RB
Buchanan View	95	£300	SH200RB
Dobbie's Point	70	£500	HH300RB
Merchant Studios	25	£250	ZQ250RB
St Mungo's	10	£250	TT150RB
Eastern Boulevard	27	£200	TRA150RB
Newmarket Street	15	£200	BC350RB
Regents Court	24	£200	PC250RB
The Summit	50	£200	BV300RB
Upperton Road	50	£200	DP500RB
Mannequin House	90	£500	MS250RB
Newcastle 1	30	£250	SM250RB
St James' House	30	£250	EB200RB
St James' Point	60	£250	NS200RB
York House	79	£500	RC200RB
Deakins Place	31	£750	TS200RB
Hydrogen	10	£250	UR200RB
Nottingham Two	136	£500	MH500RB
Trinity Square	28	£500	N1250RB
Central Place	45	£400	SJH250RB
Solly House @ Central Place	5	£350	SJP250RB
Mellor Apartments @ Central Place	5	£350	MA350RB

Page Apartments	5	£350	PA350RB
Cornerhouse	20	£350	CH350RB
Hollis Croft	50	£350	HC350RB
Laycock Studios	20	£350	LS350RB
Sheffield 3	75	£250	S3250RB
Vincent Place	20	£250	VP250RB
St David's	100	£250	SD250RB

3. To qualify a customer must:

- a) Must be currently living at a Student Roost property for the 2025/26 academic year and not have given notice of cancellation; and
- b) complete a room booking for the 2026/27 academic year during the Offer Period at one of the properties listed in the table at paragraph 2, for a minimum tenancy period of 30 weeks AND, if applicable, make the room booking through an approved Student Roost agent; 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 the relevant property at the start of the 2026/27 tenancy and not have given notice of cancellation; 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 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. This offer is only available for bookings made at the properties listed above in the table at paragraph 2 for the specific room types listed next to each property. Bookings made outside of the Offer Period are not eligible for this offer.
5. Rooms are subject to availability.
6. 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.
7. This offer cannot be applied retrospectively to customers who have already completed a room booking at one of the properties listed in paragraph 2 for the 2026/27 academic year.
8. This offer excludes bookings for the 2026/27 academic year referred through a nomination agreement or a referral agreement.

9. 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.
10. 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.
11. 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.
12. 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
13. 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.
14. This offer can be applied in conjunction with the Referral Offer but cannot be used in conjunction with any other offer or promotion.
15. Student Roost reserves the right to withdraw or change this offer at any time.
16. These terms and conditions are governed by English law and courts.

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