

New 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, subject to these terms and conditions. No cash alternative is available.

Only a limited number of discounts are available at each property.

1. This offer is open between 12:00 pm BST ('noon') on 10 February 2026 until all the discounts for each property have been allocated or 23:59 pm BST on 31 July 2026, whichever is earlier ("Offer Period").
2. This offer is only available at the following properties for all room types (unless specified next to the property), and the maximum number of and value of rent 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:
3. Property Offers

Property	Number of discounts available	Value of discount	Discount Code
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Hillfort House (51-week tenancies only)	50	£200	HH200DL
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Buchanan View	50	£500	BV500DL
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Dobbie's Point	50	£500	DP500DL
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Merchant Studios	20	£200	MS200DL
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Merchant Studios (51-week tenancies only, excluding Studio Classic & Studio Classic Plus)	15	£500	MSM500DL
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St Mungo's	40	£250	SM250DL
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St Mungo's	20	£500	ST500DL
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Newmarket Street	15	£200	NS200DL
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The Summit	20	£200	TS200DL
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The Summit	35	£350	TSM350DL
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Upperton Road	20	£200	UP200DL
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Upperton Road	100	£350	URM350DL
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Mannequin House (*ONLY available for Ensuite Diamonds, Ensuite Gold, Ensuite Gold Plus, Ensuite Platinum, Ensuite Platinum Plus)	50	£1000	MH1000DL
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Vincent Place	30	£200	VP200DL
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St David's	150	£150	SD150DL
St David's	50	£250	SD250DL
Gibson Street – Ensuite ONLY	20	£350	GB350DL
Gibson Street	10	£250	GS250DL
The Depot	20	£300	TDM300DL
Newcastle 1 (studio only)	40	£500	N1M500DL
St James House (studio only)	20	£500	SJM500DL
St James Point (studio only)	50	£500	SJP500DL
Great Patrick Street (51-week tenancies only)	25	£300	GPM300DL
John Bell House (51-week tenancies only)	25	£300	JBM300DL
Swanston House (51-week tenancies only)	25	£300	SHM300DL

To qualify a customer must:

a) complete a room booking for the 2026/27 academic year during the Offer Period at one of the properties listed in paragraph 2, for a minimum tenancy period of 39 weeks, (and if applicable for a room of the specific type stated in the table above) AND, if applicable, make the room booking through an approved Student Roost agent; and

b) be aged 18 years or older at the start of the 2026/27 tenancy period; and

c) 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

d) check-in to the relevant property at the start of the 2026/27 tenancy and not have given notice of cancellation; and

e) not an existing customer; and

f) pay the first rent instalment due under their 2026/27 tenancy agreement in cleared funds by the due date.

4. 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.

5. This offer is only available for bookings made at the properties listed above in paragraph 2 for the specific room types listed next to each property. Bookings made at a relevant property for a room type not listed are not eligible for this offer.

6. Rooms are subject to availability.

7. 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.

8. 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.

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

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 used in conjunction with other offers or promotions.

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.

Version Control

Version: v9

Date: 18/06/2026

Summary:

Offer no longer Available from 9:00 AM on 18th June 2026:

Gibson Street

Version: v8

Date: 10/06/2026

Summary:

Offers No longer Available from 23:59PM on 10th June 2026:

The Depot

Great Patrick St

John Bell House

Merchant Studios

St. Mungos

Upperton Road

Mannequin House

Newcastle 1

St. James Point

St. James House

Version: v7

Date: 18 May 2026

Summary:

Offers no longer available from 23:59pm on 17 May 2026:

St Davids

Discount offers updated from 00:01am on 18 May 2026:

The Depot introduced £300 discount (code TDM300DL): 20 codes

Gibson Street introduced £250 discount (code GS250DL): 10 codes

John Bell House introduced £300 discount (51-week tenancies only) (code JBM300DL): 25 codes

Great Patrick Street introduced £300 discount (51-week tenancies only) (code GPM300DL): 25 codes

Swanston House introduced £300 discount (51-week tenancies only) (code SHM300DL): 25 codes

Newcastle 1 introduced £500 discount (studio only) (code N1M500DL): 40 Codes

St James House introduced £500 discount (studio only) (code SJM500DL): 20 codes

St James Point introduced £500 discount (studio only) (code SJP500DL): 50 Codes

Hillfort House offer changed to 51 week-tenancies only

Merchant Studios discount value increased to £500 (51-week tenancies only, excluding Studio Classic & Studio Classic Plus) (code MSM500DL): 15 codes

The Summit discount value increased to £350 (Code TSM350DL): 35 codes

Upperton Road discount value increased to £350 (Code URM350DL): 100 codes

Offers for the following properties to be extended until 23:59pm on 31 July 2026:

Hillfort House, Great Patrick Street, John Bell House, Swanston House, Newcastle 1, St James House, St James Point, The Summit, Upperton Road, Buchanan View, Gibson Street, Mannequin House, Vincent Place

Number of discount allocations available updated as of 00:01am on 18 May 2026

Version: v6

Date: 30 April 2026

Summary:

Offers no longer available from 23:59pm on 30 April 2026:

St Mungo's

Version: v5

Date: 29 April 2026

Summary:

Offers no longer available from 23:59pm on 29 April 2026:

Dobbie's Point

Offer only available for selected room types from 23:59pm on 29 April 2026:

@ Mannequin House - Ensuite Diamonds, Ensuite Gold, Ensuite Gold Plus, Ensuite Platinum, Ensuite Platinum Plus

Version: v4

Date: 21 April 2026

Summary:

Offers no longer available from 23:59pm on 21 April 2026:

Newarke Street, Gibson Street

Discount values updated:

St Mungos increased to £500 (code ST500DL)

St Davids increased to £250 (code SD250DL): 50 codes

Offers for the following properties to be extended until 23:59pm on 17 May 2026:

Hillfort House, Buchanan View, Dobbies Point, Merchant Studios, St Mungos, The Summit, Upperton Road, Mannequin House, Vincent Place, St Davids.

Number of discount allocations available updated as of 23:59pm on 21 April 2026

Version: v3

Date: 20 March 2026

Summary:

Offers for the following properties ended at 17:00 BST on 20 March 2026 and are no longer available:

Central Place, Solly House @ Central Place, Mellor Apartments @ Central Place, Page Apartments, Cornerhouse, Hollis Croft, Laycock Studios, Sheffield 3, Nottingham Two, Deakins Place, York House, Trinity Square, Hydrogen.

Discount values updated:

Mannequin House increased to £1000 (code updated to MH1000DL)

Buchanan View increased to £500 (code updated to BV500DL)

Version: v2

Date: 5 March 2026

Summary: Offer updated to allow use in conjunction with other offers or promotions

Version: v1

Date: 10 February 2026

Summary: Initial publication of 2026/27 New Customer Rent Discount Offers