

RENT DISCOUNT OFFER (NEW CUSTOMERS) Merchant Apartments – 2026/27 Room Bookings

1. The first 50 new customers who complete a room booking for the 2026/27 academic year at Merchant Apartments will receive a rent discount of £350, subject to these terms and conditions. No cash alternative is available.

Only a limited number of discounts are available.

This offer is open between 12:00 pm GMT on 20 February 2026 until all rent discounts have been allocated or 23:59 pm BST on 17 May 2026, whichever is earlier (the “Offer Period”).

This offer is also available for eligible room bookings made through an approved Student Roost agent.

2. 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 booking through an approved Student Roost agent); and
- b. Use the code “MA350DL” during the 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. Pay the first rent instalment due under the 2026/27 tenancy agreement in cleared funds by the due date.

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.

Internet access is required.

3. Rooms are subject to availability.

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

5. This offer excludes bookings for the 2026/27 academic year referred through a nomination agreement or a referral agreement.
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 before the Offer Period.
7. Existing customers currently living at Collegelands (which will rebrand to Merchant Apartments) during the 2025/26 academic year, who make a room booking at Merchant Apartments for the 2026/27 academic year, will be eligible for this offer. Customers who are living at any other Student Roost property during the 2025/26 academic year are not eligible for this offer.
8. 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, the balance will be deducted from the previous rent instalment. No cash or gift card alternative is available.
9. Only one rent discount per qualifying customer is permitted. The rent discount is personal to the qualifying customer and is non-transferable. Customers in dual occupancy rooms are entitled to one rent discount only.
10. If a customer doesn't 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.
11. If a customer doesn't 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. These terms and conditions are governed by English law and are subject to the exclusive jurisdiction of the English courts

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

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

Date: 20 February 2026

Summary: Merchant Apartments – 2026/27 New Customer DL Rent Discount Offer

Status: Active