

Rent Discount Offer Terms and Conditions (New Customers 2026/27 Academic Year)

These Terms and Conditions apply to all Rent Discount offers available to new customers booking for the 2026/27 academic year at participating Student Roost properties.

1: Offer Periods

Each property's Offer Period is detailed on its property page. The Offer Period remains open until the end date specified or until all discounts have been allocated, whichever occurs first.

2: Participating Properties

This offer is available only at the properties listed on the relevant Student Roost property pages participating in this promotion.

3: Eligibility Criteria

- This offer is open to new customers only (not existing rebookers). To qualify, customers must:
- Book a room for the 2026/27 academic year at one of the Participating Properties during the Offer Period; and
- Enter the relevant promotional code to redeem the offer, during the booking application; and
- Complete all booking requirements (accept the terms and conditions of Student Roost's 2026/27 tenancy agreement, pay the deposit (if applicable), ensure that the guarantor signs and returns the Guarantee Agreement) for a minimum tenancy period of 40 weeks, pay the rent instalments due under their 2026/27 tenancy agreement in cleared funds by the due date; and
- Check in to the relevant property at the start of the 2026/27 tenancy and not have given notice of cancellation; and
- Be aged 18 or over and enrolled in UK higher/further education

4: Reward Details

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.

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.

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.

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.

5: Restrictions

- No cash or gift card alternative.
- Not eligible for current residents rebooking
- Only one Discount per qualifying tenancy. The rent discount is personal to the qualifying customer and is non-transferable. .
- Customers in dual occupancy rooms are entitled to one discount only.
- Cannot be applied retrospectively to customers who have already completed a room booking at the relevant property for the 2026/27 academic year before this Offer Period.
- Cannot be combined with other offers unless explicitly stated.
- This offer excludes bookings for the 2026/27 academic year made through a nomination agreement or referral agreement.

6: General Terms

Rooms are subject to availability.

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.

Student Roost reserves the right to amend, extend, or withdraw the offer at any time. These terms are governed by English law and subject to the exclusive jurisdiction of the English courts.

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

Version Control

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