



First Living Bangor
 35 Holyhead Road
 Bangor
 Gwynedd
 North Wales
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ADDITIONAL SHEET ONE
 see clause 7.3 Tenancy Agreement

KEY INFORMATION

72 HILL STREET, UPPER BANGOR, GWYNEDD, LL57 2HA
3 BEDROOM HOUSE 1 BATHROOM

- Your contract will be a 12-month contract commencing on the **1st July - 30th June**.
- What's included in your rent...
 All bills including gas, electric, heating and water.
 All properties include a washing machine and tumble dryer.
 Fiber optic broadband/WIFI is available in every property at an additional cost.
Unlimited Fiber Optic Broadband/WIFI Cost - £35 PER MONTH*
- To reserve your house, you will be required to pay a £250.00 Deposit per person.
- The deposit will be protected by the Deposit Protection Service and is fully refundable less the cost of any damages beyond fair wear and tear and any cleaning needed within the property. The deposit will not be registered until each person has paid the full deposit and has moved into the house in September. Please note that the Deposit is non-refundable if you decide you no longer wish to take the property.
- If you wish to share your room with your partner your partner will be liable to pay an additional £40.00 per week.

ROOM 1 GROUND FLOOR MIDDLE DOUBLE	ROOM 2 1st FLOOR MIDDLE DOUBLE PLUS	ROOM 3 1st FLOOR DOUBLE PLUS
£95.00 Per Week £411.67 Per Month	£95.00 Per Week £411.67 Per Month	£99.00 Per Week £429.00 Per Month

***Please Note**

The internet is priced £35.00 per month per property which is then divided between the number of tenants living in the property. The internet can be paid in one full instalment at the start of the tenancy or can be divided when paying your rent. Please be aware that your internet is for a 12-month contract. If you do not require internet in your property you will be liable to pay for the disconnection fee at the start of your tenancy and the re-connection fee at the end of your tenancy.

UTILITY ALLOWANCE

All bills are included in your rent for gas, electric, cooking, heating, washing, drying and water. The allowance for your bills is per quarter and per annum for water.

Allowance for gas, electric, heating etc. per quarter (3 months) per property

FIRST QUARTER	£350	1st September – 30th November
SECOND QUARTER	£350	1st December – 28th February
THIRD QUARTER	£466	1st March – 30th June

PLEASE NOTE: Individual allowance is £116.60 per person per quarter.

Allowance for water per annum per property

£600	1 st July - 30 th June
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SUMMER RETAINER

1st of July – 31st of August

- You can store your belongings in your room during this period.
- If you do require to live in the property during the Summer Retainer period approval will need to be obtained from the landlord and the full rent payment will be required.
- **We cannot accept any loss or damage to any items left in your property over the Summer Retainer Period. We recommend taking out theft cover insurance.**

SUMMER RETAINER	ROOM 1	ROOM 2	ROOM 3
JULY	£47.50PW	£47.50PW	£49.50PW
AUGUST	£47.50PW	£47.50PW	£49.50PW

PAYMENT

For a breakdown of your payment amounts and due dates please see your attached payment plan.

We accept the following payment methods -

- Online payment
- Bank transfer
- Standing order

FOR OVERSEAS STUDENTS FULL PAYMENT IN ADVANCE IS REQUIRED

INVENTORY

An inventory for your bedroom and all common areas is provided in your property. We highly advise you to complete your inventory before you move your belongings into your property. Please be as thorough as possible to avoid any disputes in the future. Before your tenancy ends a full inspection of the property can only be made once the last tenant has vacated the property. You have seven days to complete your inventory and return it to our letting office.

SIGNING YOUR CONTRACT

When you come to the office to sign your contract you will need to bring proof of ID such as a driving license or passport and you will also need to bring proof from the University that you are a student such as your acceptance letter or your Student ID Card.