



TERMS AND CONDITIONS

Canvas® is the student accommodation brand of Greystar® Europe Holdings Limited and its subsidiaries. Greystar Europe Holdings Ltd is a limited company registered in England, with registered number 08741469 and VAT registered number 179754450. Our registered office is at Finsbury Circus House 15 Finsbury Circus London EC2M 7EB. Canvas gives notice that all content on this website is set out only for the guidance of intending purchasers or lessees and does not constitute any part of an offer or contract. All information and statements set out on this website are given without any assumption of responsibility as to the accuracy of such information/statements and any intending purchasers, lessees and any other person should not and are not entitled to rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Canvas does not accept or owe any intending purchasers or lessees or any other person any duty of care in respect of the content of these particulars. No person in the employment of Canvas has any authority to make any representation or warranty whatsoever on this website.

OUR PROPERTIES

The registered name and company number for our residences can be found below. The registered address for all of our properties is 15 Finsbury Circus House, Finsbury Circus, London, England, EC2M 7EB.

1. Canvas Bristol is the brand name of KRE RHC Wilder Opco and the registered company number is 11583760
2. Canvas Coventry Arundel House is the brand name of KRE RHC White Friars Opco Limited and the registered company number is 11587780
3. Canvas Coventry City Club is the brand name of GEPE UK (Jura) Citypoint Operator Limited Partnership Incorporated and the registered company number is 11583121
4. Canvas Coventry City Point is the brand name of GEPE UK (Jura) Citypoint Operator Limited Partnership Incorporated and the registered company number is 11583121
5. Canvas Glasgow is the brand name of KRE RHC Kyle Opco Limited and the registered company number is 11587765
6. Canvas Manchester is the brand name of GEPE UK (Jura) Riverstreet Operator Limited Partnership Incorporated and the registered company number is 11583134
7. Canvas The Heights is the brand name of GEPE Heights Opco Limited and the registered company number is 14716702
8. Canvas The Old Fire Station is the brand name of GEPE OFS Opco Limited and the registered company number is 14716711



9. Canvas Walthamstow is the brand name of KRE RHC Forest Opco Limited and the registered company number is 11587676

10. Canvas Wembley is the brand name of KRE RHC Albion Opco Limited Company and the registered company number is 11587671

PRIVACY POLICY

Our Privacy Policy constitutes an integral part of our website's Terms of Use and is subject to the provisions thereof, including with respect to Limitation of Liability and governing law. We encourage you to read the Privacy Policy before you send or share Personal Information with us or use our website and to read it again from time to time.

BOOKING TERMS & CONDITIONS

Application Screening

In proceeding with this application you give us express consent to use the details provided by you to undertake searches against sanction lists maintained by the Governments of the United Kingdom and United States and the Governments of other countries as we choose including those maintained by the United Kingdom Treasury and the United States Office of Foreign Assets Control. This will not affect your rights or our obligations to you under the Data Protection Act 1998. You have the right to ask us not to undertake such searches but in doing so we will not be able to progress your application.

The following items are required as part of the application:

- Guarantor & Emergency Contact Details
- Resident I.D.
- Proof of Student Status/University Enrolment Letter

First instalment of rent

Payment of the first instalment of rent is due at the time of booking if you book on or after July 31st.

Payment of the first instalment of rent is due on July 31st if you book prior to July 31st.

Card Payments

We use World Pay to collect and process transaction information.

Your Contract

Your Tenancy Agreement will only come into effect and your right to occupy the room will only start once (a) the first instalment of Rent has been received



by us and (b) the Tenancy Agreement has been accepted and signed by all of the Tenants and (unless waived by the Landlord) the Guarantor. Once you have entered into a Tenancy Agreement with Canvas® you will be bound by the conditions of that Tenancy Agreement which is governed and administered under English Law. You may cancel your Tenancy Agreement with us subject to the Cancellation Policy detailed below. You will have the opportunity to read the terms and conditions applicable to the Tenancy Agreement before you signify your acceptance of them. If you do not understand the terms and conditions of the Tenancy Agreement you are encouraged to seek appropriate advice before accepting them.

Cancellation Policy

To secure your Room prior to 31st July, you must do the following within 3 days of receipt of this Tenancy Agreement (these 3 days being known as the "Decision Making Period"):

1. Pay your Holding Fee (which will be deducted off your first instalment of Rent if your booking is not cancelled).
2. Both the Tenant and the Guarantor must sign the Tenancy Agreement.

If you have not paid the first instalment of Rent on the date of booking, this must be paid on or before 31 July, otherwise, we reserve the right to cancel your booking.

For bookings made after 31st July, to secure your Room you must do the following within the Decision Making Period:

1. Pay your first instalment of Rent.
2. Both the Tenant and the Guarantor must sign the Tenancy Agreement.

A Holding Fee will not be required for bookings made on or after 1st August.

Failure to secure your Room within the required timescales may result in the cancellation of your booking by us.

Cancelling within the Decision Making Period

The Holding Fee is refundable if you provide us with notice of your intention to cancel within the Decision Making Period. If you cancel your booking after the Decision Making Period but prior to 31st July, any advance payment of Rent will be refunded to you less your Holding Fee, which will not be refunded.



Taking no action throughout the Decision Making Period

If at the end of the Decision Making Period if you have taken no action, i.e. not signed and accepted your Tenancy Agreement and/or not paid your Holding Fee and/or your first instalment of Rent then your offer will be cancelled on our system and your Room will be made available for someone else to book.

Cancelling on or after 1st August after accepting your Tenancy Agreement and having paid your first instalment of Rent

To request to cancel your booking outside of the Decision Making Period on or after 31st July but prior to the Tenancy Start Date as set out in the Tenancy Agreement, you must meet any of the following criteria:

1. Your application for a visa has been declined. Please note that this does not include situations where your visa has been granted and subsequently withdrawn.
2. You have failed to obtain your grades to study at university and as such do not have student status.

(the "Cancellation Criteria")

If you meet any of the above Cancellation Criteria and can provide us with evidence demonstrating that you meet the above criteria, your request for cancellation will be granted. If you have already accepted your Tenancy Agreement and paid your first instalment of Rent at the date your cancellation request is granted, we will refund you the first instalment of Rent less any Holding Fee paid (or an amount equivalent to the Holding Fee if you booked your room after 31st July).

If you need to cancel your booking outside of the Decision Making Period on or after 31st July but prior to the Tenancy Start Date as set out in the Tenancy Agreement after accepting your Tenancy Agreement and having paid your first instalment of Rent but cannot meet the above Cancellation Criteria you will remain liable in full for the Rent for the full term of the Tenancy Agreement. This is unless a suitable replacement tenant can be found by you, acceptance of which will be at our sole discretion. Please note that we will not agree to a replacement tenant unless all outstanding accounts with us are settled.

Any decision made to release you from your Tenancy Agreement for any reason that does not fall within the Cancellation Criteria is made by us, at our sole discretion on a case by case basis.



After the Tenancy Start Date as set out in the Tenancy Agreement, requests for room moves or for us to accept a replacement tenant to take over your tenancy will be managed based on availability and at our sole discretion. An Administration Fee of £50 will be payable in each instance if agreed to by us and you will be responsible for cleaning the room in accordance with the terms of the Tenancy Agreement.

Requests for replacement tenants received after 1 June within the Tenancy Period will not be accepted.

Tenancy Agreement

You will receive a copy of your Tenancy Agreement, including your Tenancy Letter and Terms & Conditions for review and acceptance via the Student Portal.

A tenancy agreement will only come into effect and the Tenant's right to occupy the Room will only start once:

- (a) The first instalment of Rent has been received by us in cleared funds; and
- (b) The Tenancy Agreement has been signed by you and (unless waived by the Landlord) the Guarantor.