

Tenancy Takeover

Terms & Conditions

AXO Student Living recognizes that residents may, at times, need to conclude their contract prematurely for reasons that do not align with our standard cancellation policy. To address such circumstances, we provide a tenancy takeover option as an alternative solution, offering flexibility and accommodation for our tenants.

What is a tenancy takeover?

A tenancy takeover allows an existing tenant to transfer their agreement to a replacement tenant before its scheduled end. The new tenant assumes all agreement responsibilities, providing a legal and convenient way for the original tenant to end their agreement early.

Who can request a tenancy takeover?

Tenancy takeovers are exclusively offered to tenants with booking terms of 27, 34, 39, 43, and 51 weeks. The request will only be considered for bookings that are currently in-room, if the request is submitted 8 weeks before departure date, or for bookings that have yet to begin.

The initiation of a tenancy takeover request is restricted to the individual specified in the tenancy agreement. Only requests with rental accounts clear of arrears will undergo processing. There is no charge for the tenancy takeover if the requester has not checked into their room (Reserved status). However, if the requester has already checked in (In-room), a £50 charge applies and must be settled accordingly.

Who is permitted to take over the contract?

All potential replacement tenants are required to submit proof of their student status for the entire duration of the contract.

How to request a tenancy takeover

Requests for tenancy takeovers can be submitted through the [AXO Hub](#). Individuals can access and complete the online form. When filling out the form, they must provide the name and email address of the replacement tenant.

The tenancy takeover process:

1. The departing tenant's initiation of a tenancy takeover request occurs through the AXO Hub, providing the name and contact email of the incoming tenant.
2. AXO Student Living proceeds to verify whether the incoming tenant meets the criteria for a tenancy takeover and confirms the transfer date.
3. For an In-Room tenancy takeover only, if the incoming tenant is considered suitable, a £50 charge is Invoiced to the outgoing tenant's by email, and payment is required before progressing to the next stage.
4. Upon receipt of payment, AXO establishes a deed of assignment. Both outgoing and Incoming tenants will need to sign the agreement sent by email.
5. The incoming tenant takes responsibility for completing the online booking, which includes signing the tenancy agreement and paying the advanced rent (one week's rent), deducted from their initial rental payment.
6. The incoming tenant is granted a cooling-off period of 7 days during which they can cancel their booking (Note: The cooling-off period concludes prematurely if the tenant checks in before the 7th day).
7. All AXO bookings demand the payment of the first installment for checking in to the assigned room.

Conclusion of the tenancy agreement

Reserved Bookings:

The tenancy agreement for the outgoing tenant concludes once the incoming tenant completes their cooling-off period.

In Room Bookings:

The tenancy agreement for the outgoing tenant concludes when the incoming tenant finishes their cooling-off period and submits the initial rental installment payment.

Following the conclusion of the outgoing tenant's agreement, a confirmation email will be sent, and any outstanding funds will be refunded.

FAQ:

Is it possible for the replacement tenant to sign an agreement for a different tenancy length?

- All replacement tenants must sign an agreement for the same term. If an individual wishes to extend their booking, this can be facilitated with the site team, subject to availability.

What will be the room rate specified in the agreement for the incoming tenant?

- Incoming tenants will be provided with the latest room rate applicable for the specified tenancy term at the time of booking.

Will the room undergo cleaning for the incoming tenant?

- Throughout tenancy takeovers, AXO Student Living will not perform any cleaning between the two tenants. It is the outgoing tenant's responsibility to clean the room for the incoming tenant.

Is there a refund for rent not utilised?:

- Individuals without pending charges for associated future bookings with AXO Student will receive refunds.