

2025-2026 Rent Calculator												
Standard Tenancies 39 Wks												
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	8 Instalments Thereafter from 10 Sept	9th & Last Instalment 10 May	2% Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Bainfield Studio: Arthur's Seat House	06/09/2025	06/06/2026	274	£8,518.66	£31.09	£217.63	£500	£8,018.66	£890.96	£890.98	£170.37	£7,848.29
Bainfield Ensuite Cluster Flats: Blackford Hill & Calton Hill House	04/09/2025	04/06/2026	274	£7,735.02	£28.23	£197.61	£500	£7,235.02	£803.89	£803.90	£154.70	£7,080.32
Bainfield Ensuite Cluster Flats: Braid Hill House & Corstorphine Hill House	05/09/2025	05/06/2026	274	£7,735.02	£28.23	£197.61	£500	£7,235.02	£803.89	£803.90	£154.70	£7,080.32
Bainfield Ensuite Cluster Flats: Castle Rock, Craiglockhart & Arthurs Seat House	06/09/2025	06/06/2026	274	£7,735.02	£28.23	£197.61	£500	£7,235.02	£803.89	£803.90	£154.70	£7,080.32
Stateford Studio: 1E Castlelaw House	04/09/2025	04/06/2026	274	£8,518.66	£31.09	£217.63	£500	£8,018.66	£890.96	£890.98	£170.37	£7,848.29
Stateford Road Ensuite Cluster Flats: 1E Castlelaw House	04/09/2025	04/06/2026	274	£7,735.02	£28.23	£197.61	£500	£7,235.02	£803.89	£803.90	£154.70	£7,080.32
Orwell Terrace Twin Rooms: 22B Scaldlaw House	05/09/2025	05/06/2026	274	£5,033.38	£18.37	£128.59	£500	£4,533.38	£503.70	£503.78	£100.67	£4,432.71
Orwell Terrace Ensuite Cluster Flats: 22A Carketton, 22B Scaldlaw, 24A Carnethy & 24B East Kip	05/09/2025	05/06/2026	274	£7,735.02	£28.23	£197.61	£500	£7,235.02	£803.89	£803.90	£154.70	£7,080.32

Monthly payments for Bainfield, Stateford and Orwell Terrace will be 10th of the month starting on 10/09/2025 & Non-UK based Guarantor Acceptable

Extended Tenancies (Nursing/Postgraduate) 51 Wks												
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	10 Instalments Thereafter from 10 Sept	11th & Last Instalment 10 July	2 % Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Stateford 2 Bed/1 Bathroom Premium: 1D Allermuir House	04/09/2025	25/08/2026	356	£10,786.80	£30.30	£212.10	£500	£10,286.80	£935.16	£935.20	£215.74	£10,071.06
Stateford Studio: 1E Castlelaw House	04/09/2025	25/08/2026	356	£11,068.04	£31.09	£217.63	£500	£10,568.04	£960.73	£960.74	£221.36	£10,346.68
Stateford Road Ensuite Cluster Flats: 1E Castlelaw House	04/09/2025	25/08/2026	356	£10,049.88	£28.23	£197.61	£500	£9,549.88	£868.17	£868.18	£201.00	£9,348.88

Rent Calculator 1st Trimester										
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	3 Instalments thereafter from 10 Sept	4th & Last Instalment 10 Dec
								After Adv Pay		
Orwell Terrace Ensuite Cluster Flats	05/09/2025	05/01/2026	123	£3,472.29	£28.23	£197.61	£500	£2,972.29	£743.07	£743.08

Rent Calculator 2nd Trimester										
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	3 Instalments thereafter from 10 Feb	4th & Last Instalment 10 May
								After Adv Pay		
Orwell Terrace Ensuite Cluster Flats	08/01/2026	06/06/2026	150	£4,234.50	£28.23	£197.61	£500	£3,734.50	£933.62	£933.64

Rent Calculator 2nd & 3rd Trimester										
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	5 Instalments thereafter from 10 Feb	6th & Last Instalment 10 July
								After Adv Pay		
Stateford Road Ensuite Cluster Flats: 1E Castlelaw House	08/01/2026	25/08/2026	230	£6,492.90	£28.23	£197.61	£500	£5,992.90	£998.81	£998.85

Rent Calculator 3rd Trimester										
Developments	Start of Tenancy	End of Tenancy	Total Days	Total Rent	Daily Rate	Weekly Rate	Advance Payment	Pay in Full	2 Instalments thereafter from 10 June	3rd & Last Instalment 10 May
								After Adv Pay		
Stateford Road Ensuite Cluster Flats	05/06/2026	25/08/2026	82	£2,314.04	£28.22	£197.54	£0	£2,314.04	£771.34	£771.36

Explanation/Breakdown of the Rental Costs

**Total Days:** the total number of days from the start and end of tenancy dates

**Total Rent:** the total Rental Cost (Total Days x Daily Rate)

**Daily Rate:** the weekly rate divided by the 7 days of the week

**Advance Payment:** the £500 advance rent payment students pay when applying on the online application system for student accommodation

**Pay in Full/After Advance Rent Payment:** the Total Rent minus the £500 Advance Payment

**9/11 Instalments:** the amount students will pay monthly from 10/09/2025 until 10/05/2026 OR 10/07/2026

**2% Discount:** is only permitted for student who are staying for a 39/50 week tenancy at Bainfield, Orwell Terrace & Stateford Rd (not Nominations Agreements). Early Terminations prior to official tenancy end date will be deducted the 2% Discount.

**Tenancy Agreement Section 2C** states if the student is eligible for the 2% disocunt and terminates tenancy before 8th Jan 2026 this discount will no longer apply and will be required to be backpaid.

Example: John Smith is studying Engineering and therefore requires a 39 week tenancy. He has been allocated in an ensuite accommodation at Bainfield at £197.61 per week.

John's total rental was £7735.02 but after he applied for accommodoation and made £500 Advance Rent Payment his total outstanding rental cost is now £7235.02

John's has decided to pay in monthly installments so he sets up a Recurring Card Payment via Epay (instructions per his reservation email)

as per the Installment plan he will pay 8 installments of £803.89 on 10th of Sept, Oct, Nov, Dec, Jan, Feb, March & April. John will then have an 9th installment rental payment on 10th May for £803.90.