

2026-2027 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	05/09/2026	05/06/2027	274	£9,387.24	£34.26	£239.82	£500	£8,887.24	£987.47	£987.48	£187.74	£8,699.50
Bainfield City View Ensuite Cluster Flats: Calton, Blackford & Braid Hill House	04/09/2026	04/06/2027	274	£8,288.50	£30.25	£211.75	£500	£7,788.50	£865.39	£865.38	£165.77	£7,622.73
Bainfield City View Ensuite Cluster Flats: Arthurs Seat, Corstorphine, Craiglockhart Hill House & Castle Rockl House	05/09/2026	05/06/2027	274	£8,288.50	£30.25	£211.75	£500	£7,788.50	£865.39	£865.38	£165.77	£7,622.73
Bainfield Ensuite Cluster Flats: Calton, Blackford & Braid Hill House	04/09/2026	04/06/2027	274	£7,819.96	£28.54	£199.78	£500	£7,319.96	£813.33	£813.32	£156.40	£7,163.56
Bainfield Ensuite Cluster Flats: Arthurs Seat, Corstorphine, Craiglockhart Hill House & Castle Rockl House	05/09/2026	05/06/2027	274	£7,819.96	£28.54	£199.78	£500	£7,319.96	£813.33	£813.32	£156.40	£7,163.56
Slateford Studio: 1E Castlewan House	04/09/2026	04/06/2027	274	£9,387.24	£34.26	£239.82	£500	£8,887.24	£987.47	£987.48	£187.74	£8,699.50
Slateford Road Ensuite Cluster Flats: 1E Castlewan House	04/09/2026	04/06/2027	274	£7,819.96	£28.54	£199.78	£500	£7,319.96	£813.33	£813.32	£156.40	£7,163.56
Orwell Terrace Twin Rooms: 22B Scaldlaw House	05/09/2026	05/06/2027	274	£5,033.38	£18.37	£128.59	£500	£4,533.38	£503.71	£503.70	£100.67	£4,432.71
Orwell Terrace Ensuite Cluster Flats: 22A Carketton, 22B Scaldlaw, 24A Carnethy & 24B East Kip	05/09/2026	05/06/2027	274	£7,819.96	£28.54	£199.78	£500	£7,319.96	£813.33	£813.32	£156.40	£7,163.56

Monthly payments for Bainfield, Slateford and Orwell Terrace will be 10th of the month starting on 10/09/2026 & 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				
Slateford 2 Bed/1 Bathroom Premium: 1D Allermuir House	04/09/2026	25/08/2027	356	£10,914.96	£30.66	£214.62	£500	£10,414.96	£946.81	£946.86	£218.30	£10,196.66
Slateford Studio: 1E Castlewan House	04/09/2026	25/08/2027	356	£12,196.56	£34.26	£239.82	£500	£11,696.56	£1,063.32	£1,063.36	£243.93	£11,452.63
Slateford Road Ensuite Cluster Flats: 1E Castlewan House	04/09/2026	25/08/2027	356	£10,160.24	£28.54	£199.78	£500	£9,660.24	£878.20	£878.24	£203.20	£9,457.04

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	2 % Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Orwell Terrace Ensuite Cluster Flats: 22A Carketton	05/09/2026	04/01/2027	122	£3,481.88	£28.54	£199.78	£500	£2,981.88	£745.47	£745.47		
Slateford Road Ensuite Cluster Flats: 1E Castlewan House	04/09/2026	04/01/2027	123	£3,510.42	£28.54	£199.78	£500	£3,010.42	£752.61	£752.59		

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	2 % Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Orwell Terrace Ensuite Cluster Flats: 22A Carketton	07/01/2027	05/06/2027	150	£4,281.00	£28.54	£199.78	£500	£3,781.00	£945.25	£945.25		

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	2 % Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Slateford Road Ensuite Cluster Flats: 1E Castlewan House	07/01/2027	25/08/2027	231	£6,592.74	£28.54	£199.78	£500	£6,092.74	£1,015.46	£1,015.44		

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	2 % Amount	Total to pay after 2% discount and £500 advance rent payment
								After Adv Pay				
Slateford Road Ensuite Cluster Flats	04/06/2027	25/08/2027	83	£2,343.09	£28.23	£199.78	£0	£2,343.09	£781.03	£781.03		

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 10/09/2026 until 10/05/2027 OR 10/07/2027

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

Tenancy Agreement Section 2C states if the student is eligible for the 2% discount and terminates tenancy before 7th Jan 2027 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 £199.78 per week.

John's total rental was £781.96 but after he applied for accommodation and made £500 Advance Rent Payment his total outstanding rental cost is now £7319.96

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 £813.32 on 10th of Sept, Oct, Nov, Dec, Jan, Feb, March & April. John will then have an 9th installment rental payment on 10th May for £813.32.