

Vita Management Ltd.
Dunham House
Brooke Court
Wilmslow
Cheshire

CRM Management proposal relating to Vita student accommodation scheme, Crosshall Street, Liverpool

Further to our on-going and in-depth discussions, meetings and preparatory work conducted over the last three months, we are writing to confirm our intention and commitment to provide a comprehensive schedule of services for the management of The Chapel and Tinlings buildings, forming part of an integrated student accommodation development and scheme in Liverpool city centre.

As per our detailed proposal and preliminary budgets, our services will include where appropriate but without limitation the following;

- Establishing and monitoring all essential services at the Development, including utilities.
- Preparing and planning a buildings maintenance programme.
- Employing all site caretaking, management, cleaning, concierge and security staff for the buildings
- Undertaking all marketing and letting activities, including;
 - marketing the accommodation,
 - managing enquiries,
 - conducting viewings,
 - processing applications,
 - receiving deposits,
 - arranging signature of tenancy agreements,
 - collecting rent,
 - undertaking inventories and arranging handover to the tenants
 - conducting exit inspections.
- Tendering, negotiating and placing contracts for repairs and renewals and all works of a technical nature within the buildings (excluding the structure and exterior of the buildings)
- General housekeeping and the supply/maintenance of consumables, window cleaning, mechanical and electrical contracts, such door entry, TV and internet systems, door entry, lifts, CCTV systems, extraction systems, fire systems, utility services and vending & laundry contractors.
- Health and safety policy and reporting.
- Authorising and paying invoices for all costs incurred in the management of the buildings in accordance with best practice.
- Maintaining adequate book keeping procedures, preparing and arranging the production of accounts.
- Monthly and annual reporting to the management company.
- Dealing with the day to day enquiries of the Tenants relating to their occupation of the accommodation.

- Preparing schedules of dilapidation for individual properties within the buildings.

Following its creation in 2003, CRM have become the UK's largest independent student accommodation provider, with over 11,000 bedspaces under management in almost 50 schemes. Our 250+ team covers the entire length of the country, from Falmouth to Dundee and work with many of the world's top 100 universities. Our goal is to continue to grow and as such, we are focused on delivering an outstanding experience for our tenants whilst maximising value for our clients.

As experts in the student accommodation management sector with existing schemes under management in Liverpool, we are extremely confident that the demand will continue to exceed supply in for student accommodation in the city for several years. In particular we view the Vita concept as a unique offering in the market due to its high specification and design credentials which we not only believe the market can sustain but will create a demand of its own, in particular from international, post-graduate and research students.

Our budget modelling is based on an expectation of 98% occupancy from year 1, with 51 week assured short-hold tenancies. Our expectation of rental income per bed is as follows, based on the individual dwelling models in the buildings:

The Chapel

Studio suites up to 17sqm: £145 per week

Studio suites up to 20sqm: £155 per week

Studio suites up to 26sqm: £165 per week

Studio suites 32sqm: £175 per week

Tinlings

One bedroom suites: £165 per person per week

Two bedroom suites: £120 per person per week

Three bedroom suites: £105 per person per week

We trust this information is useful and look forward to mobilising our team shortly to get the first Vita site in Liverpool live.

Yours sincerely,

On behalf of Corporate Residential Management Limited (CRM)