



2027 PROMOTIONS

Detailed Terms & Conditions

This document brings together the detailed terms and conditions for the Apartments on William 2027 Early Bird Promotion, First-Year Student Promotion and Returning Student Renewal Promotion, together with the general conditions that apply to applications, room allocation, Booking Security Fees, move-in and promotional credits.

PROMO 1 - EARLY BIRD

VALID 5 OCT - 31 OCT 2026

Selected Standard Single 4-Bedroom units from **R6 000 pm**.

Apply and pay the R1 500 Booking Security Fee by 31 October 2026.

PROMO 2 - FIRST-YEAR

VALID 1 NOV 2026 - 30 JAN 2027

R500 Booking Security Fee + **R1 000 AOW Credit**.

Apply and pay the R500 Booking Security Fee by 30 January 2027.

PROMO 3 - RETURNING STUDENTS

R250 Renewal Booking Security Fee + **R1 250 AOW Credit**.

R250 fee due by **4 October 2026**. Renewal application deadline must be confirmed after source-date correction.

Important: Rooms are allocated on a first come and pay in full will be served first. Payment of a Booking Security Fee does not, on its own, secure accommodation. A room is secured only once the applicable Lease Agreement has been signed.

Public contact details: 180 William Street, Brooklyn, Pretoria | 012 534 3279 | www.apartments-on-william.co.za

EARLY BIRD 2027

Eligibility

- Complete an Apartments on William 2027 online application by 31 October 2026.
- Pay the full R1 500 Booking Security Fee by 31 October 2026.
- Check in by the arrival date indicated in the application.
- The promotion applies to the 2027 academic year only.
- The promotion applies to new applicants only.
- The promotion is available to NSFAS-funded, privately funded, bursary and financial-aid students.

Benefits

- Selected Standard Single 4-Bedroom units are available at a reduced rental of R6 000 per month.
- For qualifying NSFAS students only, the R1 500 Booking Security Fee is converted into a credit on the student's account.

Room Allocation & Promotional Room Conditions

- Allocation is on a first come and pay in full will be served first.
- If a student books one of the selected promotional rooms, the room cannot be changed while retaining the promotional rental.
- If the student changes rooms, the promotional price is forfeited and the full rental price of the new room selected becomes payable.

Failure to Take Occupation

- If the student does not take occupation by the selected arrival date, the room may be unallocated and the Booking Security Fee may be forfeited.
- If a 2027 Lease Agreement has already been signed but the student does not take occupation by the selected arrival date, Apartments on William may withdraw the room allocation.
- The signed Lease Agreement remains valid and the applicable cancellation provisions of that Lease Agreement continue to apply.
- If the promotion criteria are not met, the promotion is forfeited and the room may be unallocated.

The Early Bird Booking Security Fee is non-refundable except where it is converted into account credit for qualifying NSFAS students.

FIRST-YEAR STUDENTS 2027

Eligibility

- The promotion is available to students entering their first year of study in 2027.
- Complete an Apartments on William 2027 online application by 30 January 2027.
- Pay the reduced R500 Booking Security Fee by 30 January 2027.
- Check in by the arrival date indicated in the application.
- The promotion applies to the 2027 academic year only.
- The promotion is available to NSFAS-funded, privately funded, bursary and financial-aid students.

Benefits

- Reduced Booking Security Fee of R500. A saving of R1 000 on the standard R1 500 Booking Security Fee.
- For qualifying NSFAS students only, the R500 Booking Security Fee is converted into a credit on the student's account.
- All qualifying first-year students receive R1 000 AOW Credit.

Room Allocation & Occupation

- Accommodation remains subject to availability and is allocated on a first come and pay in full will be served first.
- If the student does not take occupation by the selected arrival date, the room may be unallocated and the Booking Security Fee may be forfeited.
- If a Lease Agreement has already been signed, Apartments on William may withdraw the room allocation if the student fails to take occupation by the selected arrival date.
- The signed Lease Agreement remains valid and its cancellation provisions continue to apply.
- If the promotion criteria are not met, the promotion is forfeited and the room may be unallocated.

How the R1 000 AOW Credit Works

- Promotional credits are allocated monthly over the 10-month lease period and are not provided as a once-off lump sum.
- Credits may be applied towards laundry tokens, visitors' overnight stay fees, electricity credits and rental account payments.
- AOW Credits are non-transferable, have no cash value and may only be redeemed within the Apartments on William system.

Apartments on William reserves the right to amend or terminate the promotion for operational, financial or regulatory reasons. Any changes are to be communicated in advance.

RETURNING STUDENTS - 2027 RENEWAL PROMOTION

Eligibility

- The promotion applies to students renewing their Apartments on William accommodation for the 2027 academic year.
- Complete the 2027 online renewal application by 4 October 2026.
- Pay the discounted R250 Renewal Booking Security Fee by 4 October 2026.
- Check in by the arrival date indicated in the renewal application.

Benefits

- Reduced Renewal Booking Security Fee of R250.
- A saving of R1 250 on the standard R1 500 Booking Security Fee.
- For qualifying NSFAS students only, the R250 Renewal Booking Security Fee is converted into a credit on the student's account.
- All qualifying renewal students receive R1 250 AOW Credit.

Room Allocation & Occupation

- Room allocation is on a first come and pay in full will be served first.
- If the student does not take occupation by the selected arrival date, the room may be unallocated and the Renewal Booking Security Fee may be forfeited.
- If a Lease Agreement has already been signed, Apartments on William may withdraw the room allocation if the student fails to take occupation by the selected arrival date.
- The Lease Agreement remains valid and the applicable cancellation provisions continue to apply.
- If the promotion criteria are not met, the promotion is forfeited and the room may be unallocated.

How the R1 250 AOW Credit Works

- Promotional credits are allocated monthly over the 10-month lease period and are not provided as a lump sum.
- Credits may be applied towards laundry tokens, visitors' overnight stay fees, electricity credits and rental account payments.
- AOW Credits are non-transferable, have no cash value and may only be redeemed within the Apartments on William system.

Apartments on William reserves the right to amend or terminate the renewal offer for reasons including operational, financial or regulatory requirements. Any changes are to be communicated in advance.

GENERAL CONDITIONS APPLICABLE TO 2027 PROMOTIONS

1. Student Eligibility

- Only registered students at South African tertiary institutions are eligible to apply.
- Proof of acceptance or provisional acceptance into a university or college must be provided.
- NSFAS-funded students must be approved prior to occupation. If funding is not yet approved, applicants may register as private-paying students and switch once funding is confirmed.
- Bursary applicants may conditionally use the previous academic year's bursary letter if the current year's letter has not yet been received, but the current year's bursary letter is required before occupation.

2. Application Process

- All applications must be submitted online through the designated Apartments on William portal.
- On-site support may be available, but no in-person applications are accepted.
- Required supporting documents must be uploaded as part of the application process.
- Room allocation is on a first come and pay in full will be served first.

3. Booking Security Fee

- The standard 2027 Booking Security Fee is R1 500, except where a qualifying promotion expressly provides a reduced fee.
- Payment of the Booking Security Fee does not secure accommodation.
- Only a signed Lease Agreement secures a room.
- The Booking Security Fee is converted into account credit for qualifying NSFAS students where the applicable terms provide for this.
- The Booking Security Fee is non-refundable unless converted into credit in accordance with the applicable terms.
- If the student does not take occupation by the selected arrival date, the room may be unallocated and the Booking Security Fee may be forfeited.

4. Payments Before Occupation

- Applicants must pay the applicable Booking Security Fee.
- Applicants must pay the first month's rent or the applicable shortfall between the amount covered by NSFAS / bursary funding and the current rental rate of the selected room.
- After occupation, rent is due on or before the 1st of each month.
- International students who fall under the international-student policy are required to pay accommodation fees upfront for the full 10-month lease period.

5. Pre-Move-In Requirements

- Submit a completed application.
- Pay the applicable Booking Security Fee through the secure online platform.
- Sign the Lease Agreement to secure the room.
- Book a move-in date through the application portal.
- Pay the first month's rent or any applicable funding shortfall in full.

6. Documentation Requirements

NSFAS Students

- Copy of student ID document.
- Student card and acceptance letter.
- Proof of NSFAS funding / approval prior to occupation.
- Guarantor copy of ID.

Private / Self-Funded Students

- Copy of student ID document.
- Student card and acceptance letter.
- Guarantor: recent payslip (not older than 2 months) or employment letter / contract.
- Guarantor: three months' latest bank statements.
- Commission earners: six months' payslips and three months' bank statements.
- If under debt review: letter from debt counsellor.
- Self-employed guarantors: accountant's letter and six months' business bank statements.
- Guarantor copy of ID.

Bursary Students

- Copy of student ID document.
- Student card and acceptance letter.
- Bursary letter. The previous academic year's letter may be conditionally accepted where the current year's letter has not yet been received.
- Current-year bursary letter is required before occupation.
- Guarantor financial and identification documentation as required for private / self-funded applications.

International Students

- International applicants who do not have a South African parent or relative available for a local credit check must comply with the international-student accommodation policy.
- Full upfront payment of accommodation fees for the 10-month lease period is required in these circumstances.
- AOW provides support with the application, payment and arrival coordination process.

7. Cancellations & Failure to Occupy

- If a student signs a Lease Agreement but fails to take occupation by the selected arrival date, Apartments on William may withdraw the room allocation.
- The signed Lease Agreement remains valid and the applicable cancellation provisions of the Lease Agreement continue to apply.
- Where occupation does not take place by the selected arrival date, the room may be unallocated and the applicable Booking Security Fee may be forfeited.

8. Promotional Credits

- AOW may offer promotional credits ('AOW Credits') to qualifying students.
- Promotional credits are allocated monthly over the 10-month lease period and are not provided as a lump sum.
- Credits may be applied towards laundry tokens, visitors' overnight stay fees, utility / electricity credits and rental account payments.

- Credits are non-transferable, have no cash value and may only be redeemed within the Apartments on William system.

9. Changes to Promotional Offers

Apartments on William reserves the right to amend or terminate promotional offers for reasons including operational, financial or regulatory requirements. Where the applicable promotion terms provide for this, changes will be communicated in advance.

CONTACT APARTMENTS ON WILLIAM

Address	180 William Street, Brooklyn, Pretoria
Telephone	012 534 3279
Website	www.apartmentsonwilliam.co.za

This consolidated document is intended as a customer-facing summary of the official 2027 promotion and general terms supplied by Apartments on William. The applicable signed Lease Agreement and official Apartments on William terms remain binding.