

## **Student Renting Guide - Top Tips**

1. **Seek advice of reputable agents from your University** – Agents have to pass certain criteria to be on their list
2. **Shared Housing or Your own place** – Work out your budget and remember all the costs of living. Are any bills included
3. **How much deposit will I have to pay and how is it held** – There are two types of schemes available – Custodial and Insurance backed – Ask agent to explain them all – there are options with no deposit if Landlords accept the scheme
4. **Where to choose** – remember where you will be studying, how you will get there (bus / bike / car / walk) and are you near places you will be visiting (Shops / Library / Pubs etc)
5. **When looking at properties compile a checklist to compare them** – look at condition of property and what furniture is included
6. **There are regulations regarding safety when renting** – ensure you know these
7. **Types of Tenancy** – Assured Shorthold Tenancies offer the best protection and legal rights for both Landlord and Tenants. Make sure you know what you are signing – as students your parents may be required as Guarantors
8. **Choose Housemates wisely** – can you cope with others bad habits – can they cope with yours!
9. **Check the area out thoroughly** – remember to see the properties at different times of the day – Pure Lettings can show you reports of the area
10. **Is your property managed by the Landlord or the Agent?**

## **Landlord's of Student Houses – Top Tips**

1. **Choose your agent wisely – do they choose your tenant wisely?**
2. **Do you know the safety Regulations**

- 3. Is your property an HMO? What is an HMO?**
- 4. What furniture and where do I get it?**
- 5. Do I need my agent to manage the Property?**
- 6. What paperwork? What tenancy?**
- 7. How to do my Accounts and Tax returns?**
- 8. What about problem tenants?**
- 9. How do I regain possession?**
- 10. What 'hidden' costs are there?**