

Your Child and Rented Accommodation

House Hunting

- Your child needs to know what type of accommodation they want – house, halls, etc
- View the property - go with them if they want you to - you may see things they won't. Tell them not to rush; you can negotiate better if you leave it till later
- **Don't let them get sucked in by gimmicks and freebies.**

Contracts

- Get the contract checked by **Student Advice and Support Service** before signing on the dotted line. It is a legally binding document telling your child how long they are renting for, what the rent is, when it should be paid and responsibilities.
- Keep the contract safe!
- You may be asked to be your child's guarantor (read below for information).

Deposits

- Your child will have to pay a deposit.
- The landlord must protect it within 30 days and provide specific details to your child
- The deposit belongs to your child and they are entitled to it back once the tenancy ends, unless there is any unpaid rent or damage to the property.

Moving In

- Ensure your child remains organised
- Take possession at the start of contract, not weeks later
- **Complete an inventory:** take photos, check metre readings etc.
- Raise issues with landlord immediately

Living in the Property

- Ensure your child sorts out the bills with their housemates
- Think about security, budgeting and consider the neighbours.

Problems?

If there are any problems such as disrepair, then seek advice from the **Student Advice & Support Service** on campus.

Moving Out

It's all about ensuring your child gets their full deposit back

- Make sure the house is cleaned, rubbish removed, and furniture returned to where it belongs
- Take photos and get the landlord/agent to carry out an inspection
- **If your child has problems getting their deposit back seek advice from Student Advice & Support**

A contract **cannot** easily be brought to an end early, make sure they check the contract. They will most likely be liable to pay rent up to the end of the contract.