RENTING MADE SIMPLE

A Student’s guide to the private sector

University of Surrey Lettings
WHERE TO START?

It can be new territory looking for a property in the private sector.

It’s an important learning curve that you take with you into the future. We want to ensure that you are best prepared for approaching the rental market in the future confidently and successfully.

FIRST YOU MUST DECIDE:

- **WHO** do you want to live with?
- **WHERE** do you want to live?
- **WHAT** is my budget?

STOP

You can also use these popular websites:

- www.rightmove.co.uk
- www.zoopla.co.uk
- www.onthemarket.co.uk
- www.spareroom.co.uk

It is essential that you sign up to our **STUDENTPAD** and **FACEBOOK** group

www.surreystudentpad.co.uk

University of Surrey Lettings (USL)
BEFORE YOU SIGN A CONTRACT, YOU’LL NEED THE FOLLOWING:

- Passport
- Visa
- University Confirmation of Registration Letter
- Proof of current address
- Credit check
- Guarantor
- Landlord Reference

- All members of the group require references
- If you’re suspicious of anything at all - please contact USL

VIEWINGS:
When viewing a property make sure you:

- Look for signs of damp
- Check for fire and Co2 detectors
- Make sure that doors and windows open and close easily

SECURING THE PROPERTY IS ALWAYS THE MOST EXPENSIVE PART OF THE PROCESS, WITH A BIG LUMP SUM TO PAY, YOUR FIRST MONTH’S RENT AND A DEPOSIT USUALLY EQUIVALENT TO 4-6 WEEKS’ WORTH OF RENT.

CONTRACTS, FEES AND DEPOSITS

Deposits
- 4-6 weeks rent (must be protected)
- Your deposit must be held in one of these schemes:
  - Tenancy Deposit Scheme
  - MyDeposits
  - Deposit Protection Services
- Holding Deposit (to secure property, usually equal to one month’s rent)
- First Month’s Rent

Fees
- Tenancy agreement
- Inventory
- Referencing
- Guarantors

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GUARANTORS
A guarantor is a 3rd party, such as a parent or a relative, which agrees to pay your rent if you fail to pay.

- If you are in a joint and severally liable contract then you and your guarantor would be liable for the entire rental amount in cases of non-payment
- If you do not have a UK based guarantor you may be asked to pay from 6 to 12 months' rent in advance
- The University has a Guarantor Scheme to help continuing students who are unable to secure private rented accommodation because they don’t have a UK based guarantor. For more information please visit: http://www.surrey.ac.uk/currentstudents/accommodation/guarantor-scheme/
- External companies such as housing hand also offer guarantor services, but make sure if you use them that you are clear on what their fees are.

RESIDENT LANDLORDS
Resident landlords are homeowners which rent out a room in the property in which they live themselves.

- You are a lodger and do not have tenant rights
- No requirement to give notice to end the agreement
- A resident landlord usually offers a more flexible contract
- Only responsible for your own rent, guarantors often not required
- Bills are usually included in the rent
- House rules

PRIVATE LANDLORDS
Private landlords rent a whole property as a group.

- Covered by the Landlord and Tenant Act 1985
- The landlord must provide written notice to end your tenancy (Section 21)
- Often no option to end your tenancy or replace yourself
- Jointly responsible for the rent of the whole property
- Collectively responsible for the household bills
- References and guarantors
The University of Surrey Lettings Services (USL) are dedicated to providing expert advice and support to all students in the private sector. It is our aim to provide students with the skills and knowledge to navigate this often complex market.

The Student Money Team can support students regarding any financial concerns, including if students are worried about being able to afford housing. You can contact them here - https://www.surrey.ac.uk/currentstudents/money/peopleandplaces/

USL SUPPORT SERVICES

Sign up to Blackbullion Online Budgeting: https://www.surrey.ac.uk/currentstudents/money/blackbullion/

Find these online
www.surrey.ac.uk/lettings
Things to do/visit

- Stoughton
  - Cheaper rent
  - High number of student residents
  - £425 - £575

- Town Centre
  - Walkable distance to plentiful amenities
  - £550 - £700

- Guildford Park Barn
  - Great location for
    - Surrey Sports Park
    - Tesco
    - Vet School
    - Hospital
  - £450 - £575

- Guildford Park
  - Closest proximity to University
  - £525 - £650

Train station
Tesco Supermarket
Taxi Rank
Gym/fitness
Bus stops
Ideal for walking / cycling
Trend Launderette

1. The Boileroom
   13 Stoke Fields, Guildford, GU1 4LS

2. Electric Theatre
   Onslow St, Guildford, GU1 4SZ

3. Guildford Castle
   Castle St, Guildford, GU1 3SX

4. Guildford Cathedral
   GU2 7UP

5. Watt's Gallery
   Watts Gallery Down Lane, Guildford, GU1 1DQ

6. AirHop Trampoline Park
   12 Millstone Industrial Estate Rd, Guildford, GU2 8XW

7. Komo Cocktail Bar
   Mill Street, Weymead House, Millbrook, Guildford, GU1 3YA

8. Casino Nightclub
   GU1 4SQ

9. Rubix Nightclub (campus)
   GU2 7XH

10. Guildford Lido
    Lido Rd, Stoke Park, Guildford, GU1 3HR

11. ODEON cinema
    Bedford Rd, Guildford, GU1 4JL

12. Guildford Spectrum
    Parkway, Guildford, GU1 1UP

13. GLive
    London Rd, Guildford, GU1 2AA

14. The Friary Centre
    GU1 4YT

15. River Bank
    GU1 1HR

16. Yvonne Arnaud Theatre
    Millbrook, Guildford, GU1 3UX

17. Wild Wood Adventure
    United Wood, Lido Road, Guildford, GU1 1HR

18. Stoke Park
    Nightingale Rd, Guildford, GU1 1ER

MAP OF GUILDFORD