



# RENTING MADE SIMPLE

A Student's guide to  
the private sector






University of Surrey Lettings

## WHERE TO START?

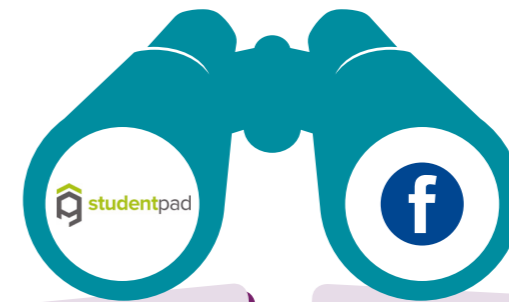
It can be new territory looking for a property in the private sector.

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?

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



[www.surreystudentpad.co.uk](http://www.surreystudentpad.co.uk)

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You can also use these popular websites:

- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.zoopla.co.uk](http://www.zoopla.co.uk)
- [www.onthemarket.co.uk](http://www.onthemarket.co.uk)
- [www.spareroom.co.uk](http://www.spareroom.co.uk)

### 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

### 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

### CONTRACTS, FEES AND DEPOSITS

#### Fees

- Tenancy agreement
- Inventory
- Referencing
- Guarantors

#### 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

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.

## 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



07.

06.

## ESTATE AGENTS

- Estate Agents act on behalf of a landlord
- Ask questions and don't jump in until you are sure
- FEES!! Ask for all fees before, during and after the tenancy



## USL SUPPORT SERVICES

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/>

### USEFUL DOCUMENTS



PROPERTY VIEWING CHECKLIST



CONTRACT CHECKING GUIDE



BUDGETING SPREADSHEET

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

Find these online  
[www.surrey.ac.uk/lettings](http://www.surrey.ac.uk/lettings)



Property search



University managed accommodation



Mediation service



Lettings process



Contract checking



Legal advice



Deposit disputes



# MAP OF GUILDFORD

## Park Barn

Great location for

- Surrey Sports Park
- Tesco
- Vet School
- Hospital

£450 - £575

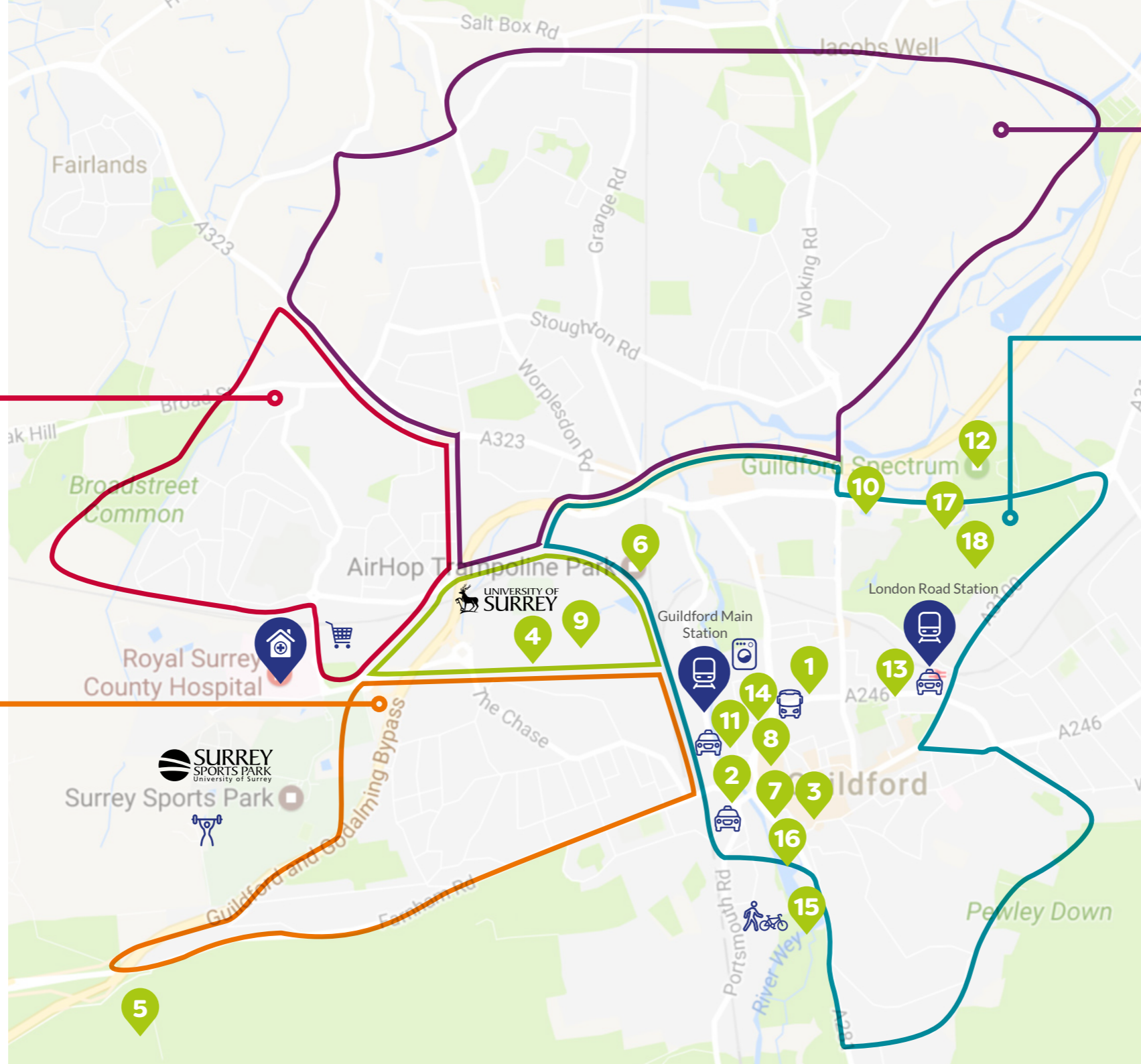
## Guildford Park

- Closest proximity to University

£525 - £650



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



## Stoughton

- Cheaper rent
- High number of student residents

£425 - £575

## Town Centre

- Walking distance to plentiful amenities

£550 - £700

## Things to do/visit

- |   |   |
|---|---|
| <b>1 The Boilerroom</b><br>13 Stoke Fields,<br>Guildford, GU1 4LS                             | <b>10 Guildford Lido</b><br>Lido Rd, Stoke Park,<br>Guildford, GU1 1HB          |
| <b>2 Electric Theatre</b><br>Onslow St, Guildford, GU1 4SZ                                    | <b>11 ODEON cinema</b><br>Bedford Rd, Guildford,<br>GU1 4SJ                     |
| <b>3 Guildford Castle</b><br>Castle St, Guildford, GU1 3SX                                    | <b>12 Guildford Spectrum</b><br>Parkway, Guildford,<br>GU1 1UP                  |
| <b>4 Guildford Cathedral</b><br>GU2 7UP   | <b>13 GLive</b><br>London Rd, Guildford, GU1 2AA                                |
| <b>5 Watt's Gallery</b><br>Watts Gallery Down Lane,<br>Guildford, GU3 1DQ                     | <b>14 The Friary Centre</b><br>GU1 4YT  |
| <b>6 AirHop Trampoline Park</b><br>12 Middleton Industrial<br>Estate Rd, Guildford, GU2 8XW   | <b>15 River Wey</b><br>GU1 4RR  |
| <b>7 Komo Cocktail Bar</b><br>Mill Street, Weymead House,<br>Millbrook, Guildford,<br>GU1 3YA | <b>16 Yvonne Arnaud Theatre</b><br>Millbrook, Guildford, GU1 3UX                |
| <b>8 Casino Nightclub</b><br>GU1 4SQ  | <b>17 Wild Wood Adventure</b><br>Peacock Wood, Lido Road,<br>Guildford, GU1 1HB |
| <b>9 Rubix Nightclub (campus)</b><br>GU2 7XH  | <b>18 Stoke Park</b><br>Nightingale Rd,<br>Guildford, GU1 1ER                   |



University of Surrey Lettings

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[www.surrey.ac.uk/lettings](http://www.surrey.ac.uk/lettings)  
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 @UoSLettings



The University of Surrey  
**Students' Union**



**PRS** Property  
Redress  
Scheme

LONDON  
**RENTAL**  
STANDARD  
APPROVED BY  
MAYOR OF LONDON