

Stress-free student letting: a landlord's checklist

Managing student rental properties doesn't have to be a headache. Here are our top tips for getting the most out of your investment.

Contracts and planning

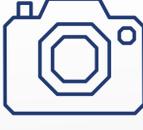
- 
Perform reference checks on all tenants


If they're coming straight from halls, you can ask the university or student accommodation provider to give you a reference instead.
- 
Put the right clauses in the contract


A watertight contract will make it much easier to negotiate deposit deductions should the need arise.
- 
Pick the right kind of tenancy

Student lets are almost always Assured Shorthold Tenancies for a fixed term.
- 
Provide housekeeping tips


Good things to include are the importance of room ventilation, how to prevent pest infestation and the location of the stopcock in the event of flooding.
- 
Use a tenancy deposit scheme


Landlords are legally obliged to protect their tenants' deposits in a tenancy deposit protection scheme within 30 days of receiving the funds - you have been warned!
- 
Maintain a clear inventory


A detailed inventory will help you negotiate property damage disputes at the end of the tenancy.
- 
Contact their guarantors


Call up tenants' guarantors to make sure they're aware of their liability for any unpaid rent or damages.
- 
Check your tenants in


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The home and furnishings

- 
Provide double beds, desks and wardrobes


Students spend more time in their rooms than they used to, so good furnishings in every bedroom are a must.
- 
Install high-speed broadband


Young people are more reliant on the internet than ever and an unreliable or slow connection is bound to be a source of frustration and may lead to disputes.
- 
Create communal spaces that stand out


Communal spaces with functional, comfortable furniture will help your house stand out when potential tenants are viewing properties.
- 
Provide quality white goods


Cheap appliances are more likely to get broken, which will cost you more money and frustrate your tenants.
- 
Add value by providing a television


While this isn't essential, it can be an attractive point of differentiation between your property and others.

Management and maintenance

- 
Keep an open channel of communication


Give tenants your contact details and encourage them to get in touch if they have an issue. If you don't hear from them for a while, don't be afraid to check in.
- 
Provide a moving out checklist


Remind tenants to review the inventory and return the property in the same condition and to the same standard of cleanliness as it was at the start.
- 
Conduct regular inspections


Write regular inspections every 3, 4 or 6 months into your tenancy agreement.

Students are tenants like any other

- 
Focus on the fundamentals


By drawing up the right contracts, carrying out due diligence, providing a good service and managing the relationship professionally, the odds of a dispute are massively reduced.

And for those moments when the unexpected occurs, our landlord insurance is there to protect your investment. Follow the link below to find out more:

hamiltonfraser.co.uk/landlord-insurance/

Or call 0800 63 43 880

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