

QUESTIONS TO ASK:

- Who is our point of contact if something goes wrong?
- What expenses are included, and what is extra?
- Is it possible to have the walls repainted?
- How much is the deposit and when does it have to be in?
- If there is a deposit: Where will the deposit be held? Ensure your deposit is being kept in a legal Tenancy Deposit scheme, anything other than a 'tenancy deposit' is not legally secure and should be questioned.
- How much are the admin fees?
- Do we need a guarantor?
- Can you see a copy of the contract you'll have to sign?
- How much does it cost to replace a lost key?
- Can you talk to any current tenants? (Ask them about their experiences, repair times, whether they liked it)

DID YOU KNOW?

Here at DSU we have a contract checking service available for all students, which gives you the chance to look through your rent contracts and agreements with one of our experts. They will help identify any loop holes or any important things you may have missed.

At De Montfort Students' Union we are also here to help on a range of issues meaning if you are worried or struggling with student housing we are here to help!

Another facility you can also utilise is our Advice service. DSU Advice is a free, confidential and independent advice service provided by your Students' Union, which is open from: Monday - Friday: 9.30am - 4.45pm.

Student Advice offers huge support for a variety of areas including Housing, Finance, Health, International and Academic support. The center is staffed by a team of permanent advisers who are professional and experienced and are able to help with virtually any welfare or course related query. They aim to provide everything from one-off simple advice to long-term support with on-going issues and provide representation for DMU students both within the University and externally.



Looking for a new property? Are you ready?

De Montfort Students' Union's latest campaign, Ready, Steady, Rent! Is here to help YOU gain a better insight and understanding of your rights and responsibilities when with student housing.

Every year students can face a number of difficulties and obstacles when they first move into student accommodation. Tenancy issues and Housing laws can be very complex and full of jargon, which is why we have created this campaign. Ready, Steady, Rent will help ensure you don't get treated unfairly and you know your rights!

Our aim is to get students educated in the current rental market. The campaign will cover everything associated with student housing from; moving into a property, your rights and responsibilities, when to start looking and lobbying for better quality housing across Leicester.



What to look out for when viewing properties...

EXTERNAL FEATURES:

- Does the exterior of the property appear well maintained? (Look for broken guttering, roof damage, cracked windows panes and solid front and back doors)
- Are all boundary walls in good condition?
- Are there enough bins for the property, including recycling?
- Is the garden well maintained and clear of any rubbish?
- Who is responsible for maintenance of the garden?

INTERNAL FEATURES:

- Is there enough communal living space?
- Are the bedrooms big enough for you all?
- Does the interior of the property appear well maintained?
- Is the furniture in good condition?
- Are there signs of damp or mould?
- Any signs of pests? (Check in cupboard and around exterior doors)
- Are there enough facilities for the number of tenants?
- Is there sufficient heating throughout the property?
- Can the windows lock and keep the property secure?

CHECKLIST:

- Research the area you want to live in, the type of accommodation and agree a budget
- Check out SULets who do not charge any hidden admin fees or deposits!
- Be sure that the people you sign a contract with are those you would actually like to live with for a year who have similar priorities to you and accept your habits!
- Collect or print one of our Ready, Steady, Rent checklists out!
- View various properties so you can compare prices and location
- Check if you need a guarantor and claimed their permission if so...
- Had your contract checked by the lovely people in DSU's Support Team, we strongly recommend you do!
- Found out and confirmed, in writing, where your deposit is going to be held
- Considered local amenities and travel times to University
- Made sure it is the property you want and you are happy with the contract
- Take your time and don't feel rushed! The best houses do not go by Christmas!
- Remember, your contract is legally binding and a year-long commitment! You cannot change your mind half-way through the year because you find a better property or other friends.

