

## **A guide to student private accommodation**

TheFutureLets are owned and operated by Coventry University. We work closely with reputable private landlords that offer good quality student accommodation. All thefuturelets properties meet stringent criteria ensuring students enjoy the experience in a safe and comfortable home.

### **Searching for your new home**

Moving into a new home can be a little daunting; however, it can be pretty exciting too. We will help and advise you every step of the way. Firstly contact us with your requirements, we shall advise and recommend suitable accommodation that meets your specific criteria and budget. A member of our team will accompany you to view suitable properties and answer any questions you may have.

### **Once you have chosen your new home**

To avoid disappointment it is important you reserve it. (See information on the reservation process enclosed)

### **"The scary bit" Signing a Tenancy agreement.**

This is the really grown up bit. Once signed and dated Tenancy agreements are legally binding for the duration of the agreement and maybe enforced by a court of law. It sets out the promises made by the tenant to the landlord and visa versa. So make sure you read the document thoroughly and question any references that you are unsure of. Once signed, you cannot change your mind and leave the property as you are agreeing to the terms and to pay the rent for the duration of the agreement.

### **"The very important part" Paying your rent**

Your 1st rent payment will be to thefuturelets, subsequent payments will be directly to your landlord on the date specified in the tenancy agreement. Be aware late rent payments usually incur charges so pay on time and avoid extra costs.

### **At last!! "The good bit" The keys to your new home and moving**

Once you have settled in you will need to inform the utility companies that supply your gas, electric and water that you are the new tenants. Take readings from the meters on the day you move in and ring them through to the properties utility suppliers. This ensures you are billed for the correct amount during your tenancy. If you are unsure who the utility suppliers are telephone:

0870 6081524 to find out your gas supplier 845 124 2424 to find out your electricity supplier

## **Rent Payments**

Ensure you have the landlords email address and telephone number and confirm the dates and methods of payment for your rent. It is advisable to set up a direct debit or standing order to ensure your rent is paid on time as often there is a late payment penalty set out in your contract.

## **Deposits**

The deposit that you paid to the futurelets will be held in a protected deposit scheme. To ensure you receive your deposit back you will need to ensure the property is left as it was found. Clean and tidy. Any outstanding amounts for dilapidations or monies owed to the landlord will be deducted. You will be advised by post of which scheme the landlord has sent your deposit to. It's a good idea to take photos when you 1st move in confirm the condition of the property. You can find out more about the deposit protection scheme at [www.depositprotection.com](http://www.depositprotection.com)

## **Insurance**

Take out personal belongings (contents) insurance to insure your person. Students can be at risk when it comes to burglaries.

## **Inventory**

Ensure you have a detailed list of all the items in the household supplied by your landlord. Make sure you detail the condition of the items to compare when you leave the property. It's a good idea to take photos when you 1st move in confirm the condition of the property.

## **End of the tenancy**

You must leave the property as you found it. You will most definitely have money deducted from your deposit if the landlord is required to contract out the cleaning. There is a charge sheet enclosed explaining the average cost of cleaning up after students. Please remember you are leaving the house however, soon it will again become somebody's home again. Please leave it as you would expect to find it.

