

Warwick Studentpad encourages all landlords using our platform to adhere to good private letting practices.

One good practice is for landlords to provide their own pre-contract pack for our students to view.

The pre-contract pack should include:

- ▶ **A current and valid gas safety certificate;**
- ▶ **A current and valid electrical installation condition report (EICR or EIC);**
- ▶ **A valid Energy Performance Certificate** which evidences that the Property complies with the minimum EPC rating requirements set out under applicable law as amended from time to time;
- ▶ **Evidence of a valid HMO Licence** if your Property is required by applicable law to have a HMO Licence. If you have applied for a HMO licence for your Property but it has not yet been granted, please provide evidence of your HMO Licence application submission;
- ▶ **Evidence of ownership of the Property**  
This could be an official copy of the title to the Property: [Property Search - Land Registry](#) (a title plan is not required). Alternatively, if your title is unregistered, please provide a copy of your title deeds; and
- ▶ **Proof of identity**  
This can be either an up to date driving license or passport.