

As a student landlord, there are a number of responsibilities that you will undertake. This document outlines the answers to some key questions you may have and some information you will need.

DO WE NEED TO INFORM THE COUNCIL WITH REGARDS TO COUNCIL TAX EXEMPTIONS?

You or the students can inform the Council of the council tax exemptions. Proof will need to be provided.

- ▶ [Coventry City Council Tax Exemptions for occupied properties](#)
- ▶ [Warwick District Council Tax Exemptions and discounts](#)

DO STUDENTS PAY A DEPOSIT?

It is your decision if you wish to ask for a deposit. It is standard practice to ask for the equivalent of a month's rent for the deposit. The deposit must be held in a government approved tenancy deposit scheme.

- ▶ [Tenancy Protection Deposit Schemes](#)

WITH REGARDS TO STUDENT CONTRACTS, ARE YOU ABLE TO SEND ME AN EXAMPLE/TEMPLATE?

The Government has a tenancy template which you may wish to use.

- ▶ [Model Agreement for a Shorthold Assured Tenancy](#)

The UK Government and organisations have issued useful guidance for landlords. We would encourage landlords to read the information provided in the links below:

- ▶ [Renting out your property](#)
- ▶ [Electrical Safety in the private rental sector](#)
- ▶ [Gas Safety for landlords](#)
- ▶ [Housing health and safety rating system \(HHSRS\)](#)
- ▶ [Coventry City Council HMO licensing](#)
- ▶ [Warwick District Council Houses in Multiple Occupation \(HMO\)](#)
- ▶ [Search for property information from HM Land Registry](#)
- ▶ [Is the property in a flood risk area?](#)

We would encourage you to be a member of a landlord accreditation scheme. The benefits would be for tenants to see that you are accredited and are aware of your duties and responsibilities as a landlord. As a member you will be able to use the scheme logo when advertising.

- ▶ [Coventry Landlord Accreditation Scheme](#)
- ▶ [Midland Landlord Accreditation Scheme](#)