

PROPERTIES REGISTERED WITH US

When a property is registered with Warwick Studentpad, what does this mean?

Warwick Studentpad is a property portal service which allows University of Warwick students to search for local private rented accommodation. Private landlords advertise their properties on the portal in order to rent their property. Contracts will be assured shorthold tenancy agreements between the private landlord and the student.

In order to advertise their property on Warwick Studentpad a landlord must provide:

- Gas Certificate - a current gas safety certificate which is valid for the duration of the Advertisement
- Electrical Certificate - an electrical installation condition report (EICR or EIC), which is valid for the duration of the Advertisement
- EPC - an 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), which is valid for the duration of the Advertisement
- HMO Licence (if applicable) - evidence of HMO Licence, which is valid for the duration of the Advertisement, if the Property is required by applicable law to have a HMO Licence. If the landlord has applied for a HMO licence for the Property but it has not yet been granted, we ask them to upload evidence of the HMO Licence application submission
- Evidence of ownership of the Property - This could be an official copy of the title to the Property dated within 7 days of the date of the Advertisement application (a title plan is not required). Or, if the title is unregistered, they must provide a copy of the title deeds
- Proof of identity - This can be either an up to date driving license or passport.



It is the landlord's duty to carry out statutory testing, servicing and risk assessments of services, appliances, and assets. This includes but is not limited to fire alarm systems, emergency lighting, passenger lifts, fire doors, and electrical and gas equipment owned, provided or installed by the landlord within the property.

Students must be aware that the details of the properties held within Warwick Studentpad are provided by the landlord and it is their opinions and descriptions that are expressed in these sections. The properties are not inspected by Warwick Studentpad and the property details are not checked for accuracy and, as they may not form part of any tenancy, students must satisfy themselves by inspection or otherwise of the accuracy of these details.

More information can be found within the Student Terms and Conditions.

Some points to consider when posting a message or replying to a message on Warwick Studentpad:

- If you put your contact details in the body of your message these will be publicly available
- Take steps to verify the identity of anyone who you make contact with
- Beware of anyone requesting money in advance, especially anyone requesting money via Western Union (This is a scammers method of choice) - [More information on internet scams](#)
- If you suspect you have been contacted by a scammer, contact Warwick Studentpad immediately
- The University of Warwick and Studentpad Ltd holds no liability for any communication made through Warwick Studentpad

