



Conditions of Registration for Landlords

We are acting on behalf of students to select properties for rent that conform to appropriate requirements. By registering to use the service, owners consent to allow the Student Housing Office to use their information in accordance with our Data Protection Fair Processing notice which can be found on our website www.bangorstudentpad.co.uk/Landlords/Charges. Owners also ensure that:

- They abide by the requirements of the **Rent Smart Wales Code of Practice**. This Code can be found here: www.rentsmart.gov.wales/en/resource-library/
- They are the **legal owner** (or agent) of the property/ies.
- Prospective tenants are issued with a **written tenancy agreement**.
- Any intended works will have been stated in the tenancy agreement. At the commencement of the tenancy (or other date mutually agreed with the tenants), all obligations on the part of the owner in regard to **repairs**, property maintenance and improvements, have been fully discharged.
- All properties are fitted with the appropriate **fire safety measures** - it is advised by the Fire Service that this should include hard wired fire detection and alarm system Grade D LD2 type. Landlords must also conduct fire risk assessments on the premises. Further advice can be obtained from the local council, or the publication "Do you have paying guests".
- **Instructions** for use of all appliances should be made available to the tenant.
- Where **disputes** between owners and tenants occur, owners must be willing to engage in discussions with tenants and/or the University.
- **Where students have to withdraw from University (for example due to academic failure or ill health) and the University confirms they are no longer a registered student, we expect landlords to release students from the Tenancy Agreement without any liability to pay rent for the remaining tenancy period.**