



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.
- Students will not be referred to any property not advertised on Studentpad.
- Written contracts will be provided according to the legislation.
- Any intended works will have been stated in writing. At the commencement of the contract (or other date mutually agreed with the contract-holders), 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**. Landlords must also conduct fire risk assessments on the premises. Further advice can be obtained from the local council, or the fire service.
- **Instructions** for use of all appliances should be made available to the contract-holders.
- Where **disputes** between owners and contract-holders occur, owners must be willing to engage in discussions with contract-holders 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 contract without any liability to pay rent for the remaining contract period.**