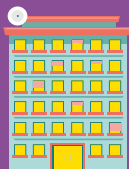


# Bangor University Student Housing Office

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## Housing Contract Checklist

**Don't sign a contract without reading this first!**



# Housing Contract Checklist

Before you sign a housing contract, you must read it carefully - here are some things to consider.

Further guidance can be found on our website [www.bangorstudentpad.co.uk](http://www.bangorstudentpad.co.uk)

Unfortunately, we cannot check your contract for you, but if you have a specific question, please contact the Student Housing Office, and we'll do our best to help. We cannot give legal advice, but if you require this, contact Shelter Cymru, or Citizens' Advice, or a solicitor.

**If you share certain parts of the accommodation with your landlord, you may not have a standard contract, so you need to seek separate advice.**

**DON'T  
FORGET -  
SIGNING A  
CONTRACT  
IS LEGALLY  
BINDING!**



# First Things First

- **Have you visited the property, is it safe, are you happy with it?** Visit our Useful Links page, where you can download a Student Checklist from Shelter Cymru.
- **Have you spoken to the current occupants without the landlord present?**
- **Have you seen a copy of the Gas Safety Certificate yet?**  
The landlord needs to renew it every 12 months so check the date.



[www.bangorstudentpad.co.uk/local](http://www.bangorstudentpad.co.uk/local)

**THIS  
PROPERTY  
COULD  
BE YOUR  
HOME  
FOR A  
YEAR**



# Check The Contract

- **Is it a joint or individual contract?**

This is important – visit our Useful Links page for more info on joint contracts.

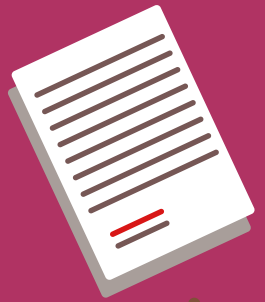
- **All written occupation contracts must contain certain information.** This includes the names of the landlord and contract-holder, and the address of the property. Visit our Useful Links page for further info.

- **Does the contract state that you will be given an Inventory?** Make sure it's accurate, and also take photos when you move in.

- **Is the contract fixed term, or periodic?** When will the contract start and end? Does this fit in with your course?

- **Make sure that everything you have verbally agreed, is CONFIRMED IN WRITING.**

**DON'T  
SIGN THE  
CONTRACT  
IF IT SAYS  
ANYTHING  
THAT'S  
INCORRECT!**



# Money Matters

- **How much is the rent, how and when is it payable?**

Can you all afford it? Do the rent payment dates fit your financial situation, e.g. to coincide with student loan payments?

- **Do you need to pay anything over the summer?**

If so, what does it cover, e.g. storage of belongings.

- **Always ensure that you have a record of any payments.**

- **What is included in the rent? Is there a cap / fair usage policy, and is this reasonable?**

Remember to take meter readings when moving into and out of the property. For advice on energy bills, visit our Useful Links page.

- **Are you all full-time students?** Check your liability for Council Tax. Remember to update your new address on myBangor when you move in.



- **Are you being asked to pay any other fees?** Most letting fees for tenants in Wales are banned. Visit our Useful Links page for details.
- **If you need to pay a deposit, check that the contract states this, and how it will be protected.** Deposits must be protected within 30 days of receipt by the landlord, and the required “prescribed information” should also be provided. Your deposit protection scheme offers a free dispute resolution service if you disagree with your landlord about how much deposit should be returned.
- **Are you being asked for a guarantor?** Make sure you check the guarantee agreement carefully. Visit our Useful Links page for further info.  
[www.bangorstudentpad.co.uk/local](http://www.bangorstudentpad.co.uk/local)

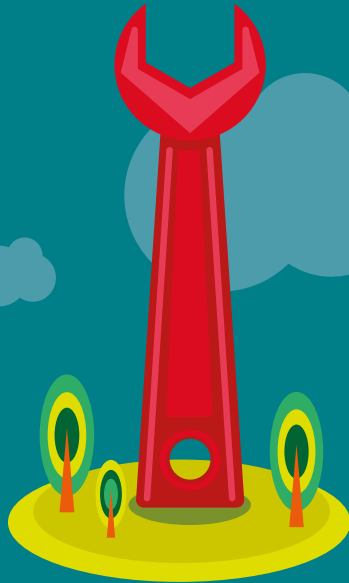


# MAKE SURE THE FINANCES ADD UP!

# Living at the Property

- **Check your responsibilities re rubbish and the garden, if there is one.**
- **Check for contract-holder and landlord obligations**  
– **are you happy with these?** If there are any terms with which you do not agree, speak to the landlord before signing.
- **Take reasonable precautions to prevent damage from frost (e.g. burst pipes)** – if you intend to be away from the property over winter, speak to your landlord about leaving the heating on low while you are away, and ensure that there is sufficient credit if you have a pay-as-you-go meter.
- **Remember to inform your landlord of any repair issues in writing and keep a copy.**
- Visit our Useful Links page for details on useful websites to visit for more information: [www.bangorstudentpad.co.uk/local](http://www.bangorstudentpad.co.uk/local)

# CHECK YOUR RIGHTS AND RESPONSIBILITIES





PRIFYSGOL  
**BANGOR**  
UNIVERSITY

Bangor University  
**Student Housing Office**

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**01248 382034**

**[StudentHousing@bangor.ac.uk](mailto:StudentHousing@bangor.ac.uk)**

**[BangorStudentpad.co.uk](http://BangorStudentpad.co.uk)**

**Student Housing Office**

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