

Signing tenancy contracts

Unless you're renting from a social housing landlord, you don't actually have a legal right to a written tenancy agreement. However, we recommend not taking up a tenancy unless you get one.

Legally, all you have to be provided by the landlord is:

- o A rent book, if you have a weekly tenancy (not a fixed term or monthly rolling contract).
- o The full name and address of your landlord.

However a written tenancy agreement will normally contain:

Your name

- o Your landlord's name and address
- o The address of the property which you are renting
- o The date the tenancy begins
- o The date the fixed-term of the tenancy is meant to end
- o Details of whether other people are allowed the use of the property,
- o The amount of the rent
- o What the rent includes (for example, council tax or electricity)
- o The length of notice for ending the tenancy
- o A contact number for the landlord/letting agent in case of urgent repairs or emergencies

This might seem a bit bare, but that's because the law gives you quite a few rights as a tenant; whether or not they are written down, they still apply!

Alongside your written tenancy agreement, we strongly recommend that you also get a detailed inventory of what is in the accommodation. That way there won't be any dispute over missing items when the client moves out.

We also recommend taking photos of the new home (on your phone is fine) and emailing them to keep a record of what condition the building and furnishings were in when the tenancy started.