



mylor

HOW TO RENT

A PRACTICAL GUIDE
FOR STUDENTS

INTRODUCTION

There is no denying that looking for a home is a difficult and stressful process, especially in your first years at university 🎓

This guide aims to help students find their dream home the right way, giving them the resources they need to navigate the rental market 🏠

And, who is Hybr? Hybr is a student accommodation platform that supports students at every stage of their rental journey to guarantee they have a great rental experience ❤️

Hybr offers the following services to students for free:

🏠 The best range of student properties at all price points let by landlords we trust.

🕒 Around-the-clock support to students at every stage of their rental journey.

❤️ Unique features and products to offer students the best rental experience.

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TIPS FOR HOUSEMATES

- Recognize the types of personalities you can live with. Once the door is closed, people can change drastically. Therefore, getting to know them better before you decide to start house hunting could help you avoid a lot of future stress.
- Resist the need to live only with course mates. If you can, try to have a variety of people in your home; this will help you to expand both your social circle and your thinking.
- Establish ground rules from the start. Almost all disputes can be avoided in some way. It's crucial to establish certain ground rules at the outset. Be clear on who is responsible for chores, payments and what you will split and what you will pay individually
- Establish your space. Create a safe haven in your bedroom so you won't have to be around negative people.
- Define boundaries clearly. Be open with your housemates about your preferences. It will help your housemates respect you and diffuse arguments if they are conscious of what annoys you!



HOW TO PREPARE BEFORE YOU BEGIN HOUSE HUNTING

Although many students want to live near their university, this may not always be the best option. Cost of rent and public transport, quality of all rooms, and convenience must be considered.

Think about:

- Where is the house located and what are the transport costs? Make sure the area is close to your university and has everything you need.
- Do you need a guarantor? Many landlords require students to provide a guarantor as a condition of the housing contract. The guarantor is a third-party individual that guarantees to pay the rent, and any cost the student fails to pay. For international students, if they don't have a UK guarantor they are required to pay some months of rent in advance or they can use a family friend or a [private scheme](#).
- Reviews are a great method to learn more about the agents or landlords you are planning to rent with.



VIEWING TIPS

Safety comes first:

- Are the smoke detectors or fire alarms fitted?
- Are there emergency escape routes?
- Does the house have fire doors?
- Is there a heat detector in the kitchen?
- Is everything checked and tested?
- Do the electric gas/fire work?

Location:

- Is the area right for you? Is transport easily available?
- Are there shops and services nearby?

Agent/ landlord/owner:

- Do you have their contact details – names, address, phone number? Do not sign a contract without this.
- Are you clear on the total rent (including all bills)?

Outside the property:

- Are the walls, garden and fences well maintained? Will these be your responsibility or the landlord's?

After the viewing:

- If you really like the house and if all of you are present, you might be able to sign right away. Make a list of what you all liked and didn't like.



THINGS TO CONSIDER BEFORE RENTING A HOUSE

- **Price:** Think about how much you can afford to pay. Do not over-stretch yourself and check whether you will have to spend more on transport. If you are not considering inclusive bills accommodation, make sure you take bills into account.
- **Location:** Are you near the university, local shops, and nightlife? Keep in mind that properties that are not in a central location can seem cheaper but when factoring in transport costs, they may become more expensive.
- **Safety and sound:** Among the excitement of starting university, it's easy to overlook the security of your housing. Make sure the house has the required licenses in place (ask the Hybr team).
- **Room of choice:** Make sure that everyone in your group has a room they would be happy to rent.
- **Facilities:** Find out if your room rental includes the use of a common area; such as kitchen, family room, and yard. Look into what amenities are available to you and if any of them have restrictions. Think about if you will need any additional appliances.



ACCOMMODATION CATEGORIES

- Private properties: Properties let by individual landlords (rather than managed by an agent). Ideal for second and third year students.
- PBSAs: Housing built specifically by private developers for students to live in, usually taking the form of cluster flats (many rooms with shared kitchen and living areas), or private studios, both with attached leisure facilities and these days 'cool' added bonuses like cinemas, gyms, and games rooms. Ideal for first-year students.
- Co-living: Co-living is a modern form of housing where residents share living space. It's a new accommodation category for those who value openness, collaboration, social networking, and the sharing economy.
- HMO properties: A house in multiple occupations (HMO) or house share is a property rented out by min. 3 people who are not from 1 household (for example a family) and who share facilities like the bathroom and kitchen.



SIGNING A HOUSE

As soon as you locate your ideal location or your dream home, confirm that everyone is on board. The next step would be to check the following:

- The tenancy agreement: Make sure you have a written tenancy agreement. Make sure to read it carefully to understand your rights and responsibilities.
- Inventory: Talk to your landlord about making an inventory report before you move in and take photos of every room in the house. This will make things easier if there is a dispute in the future.
- Insurance: Make sure that your or your letting agency have standard home insurance.
- Meter readings: To be on the safe side take meter readings when you move in, this will make sure you don't pay the bills of the previous tenants.
- Contact details: Make sure you have the correct contact details of the landlord or agent. As a tenant, you are legally entitled to this.
- Code of practice: Make sure that whoever is managing the property is following the [code of practice](#).



YOUR RIGHTS

As a tenant, you automatically have several legal rights, but as a student, you may not always have the time to learn about them. Students can use the following list to learn about their rights and how to exercise them.

Rights to have your deposit protected and returned:

- A government-backed deposit protection programme must be used by your landlord or leasing agent to safeguard your security deposit. You must receive confirmation that your deposit has been protected within 30 days of sending it (you have to wait for the full house to send their deposit).
- If they haven't, you have every right to demand that they comply. You may demand they pay a compensation of up to three times the amount due if they don't protect your deposit in a timely manner.
- Unless they can demonstrate to the deposit protection scheme's dispute tribunal that damage beyond "reasonable wear and tear" occurred during your tenure, you are entitled to receive your deposit at the end of the lease.



YOUR RIGHTS

Right to live in a safe and habitual home:

- The landlord is responsible for making sure that your home is secure, healthy, and free of anything that could endanger your life. Serious problems include your home being too cold, issues with the hot and cold water supply, and inadequate natural light and ventilation.

Right to enjoy your home undisturbed

- During your tenure, your landlord or agent will not have unrestricted access to your home. Their visit should have a legitimate reason and shouldn't be too frequent so that it interferes with your ability to relax at home.
- They can require access to the home during your lease to make urgent repairs, do a yearly safety inspection, or perform renovation work. They must always notify you in writing at least 24 hours in advance.



YOUR RIGHTS

- Without adhering to the procedures outlined by law, the landlord or agent is not allowed to evict a tenant. Forcing you to vacate the property, threatening you, preventing you from entering certain portions of the property, and changing the locks while you are away are examples of wrongful eviction. You can find more information about this [here](https://www.gov.uk/evicting-tenants/harassment-and-illegal-evictions).¹



¹ <https://www.gov.uk/evicting-tenants/harassment-and-illegal-evictions>

YOUR RESPONSIBILITIES

As a tenant you also have certain responsibilities:

- Pay your rent on time. If you are more than 14 days past due, a default fee may be assessed. Because you violated your leasing agreement, you risk losing your home.
- Pay all additional payments on time, including those for gas, electricity, and water.
- Take care of the property: Before starting any repairs or decorating, be sure to get your landlord's approval.
- Be considerate of your neighbours. We advise getting to know them personally. Your landlord may decide to evict you if you engage in antisocial behaviour (i.e. too noisy!)



YOUR LANDLORD'S OBLIGATIONS

- Maintain the structure of the property.
- Make sure the property is free from serious hazards.
- Deal with any issues concerning water, electricity, and gas supply.
- Carry out most repairs, if something is not working report it to the landlord or agent as soon as you can.
- Arrange an annual gas safety check.
- Give at least a 24-hour notice for visits.



BUILD A POSITIVE RELATIONSHIP WITH YOUR LANDLORD

Tenants frequently undervalue how crucial it is to maintain a good relationship with their landlord and engage in a respectful manner. Here are some helpful tips:

- Use respectful language via email, text and on the phone and communicate honestly and openly. From the minute the contract is signed, both parties should listen to each other and help maintain a positive relationship
- Pay your rent on time. You will definitely have issues if your landlord is always chasing you for your rent!
- Always be kind and professional even when circumstances are difficult as you are more likely to win the landlord over and make them want to help you.
- Maintain the building in good shape. Never forget to report any damage; doing so will help to avoid future, more costly problems.
- If you decide to move out, make sure you find a replacement tenant to take over your contract (ask Hybr, we can help!)



HYBR CONTACT INFORMATION

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Thank you!

