

Preparing your property for student tenants

Your Quick Checklist

Have you got students moving into your property this year?

Being a student landlord can be rewarding, but there are challenges along the way. Make sure you get off to a good start with your new student tenants by fully preparing your property for their arrival.



Start from the outside in. Make sure the garden (if you have one) is easy to maintain to avoid an overgrown mess.

- ▶ Provide your tenants with a lawnmower as they are unlikely to bring their own
- ▶ Or swap the lawn for gravel or patio – students love barbecues in the summer!



Make cleaning easy. Provide a vacuum cleaner and a mop so they'll be able to clear up any big messes.



When it comes to décor, it's best to stick to neutral walls and easy-clean flooring.

- ▶ Lino and wood are ideal for kitchens and bathrooms
- ▶ A low pile carpet will suit the halls and bedrooms
- ▶ Invest in underlay to help keep energy bills down and make your carpet last longer



Furnishing your property is important – but also remember your tenants are students.

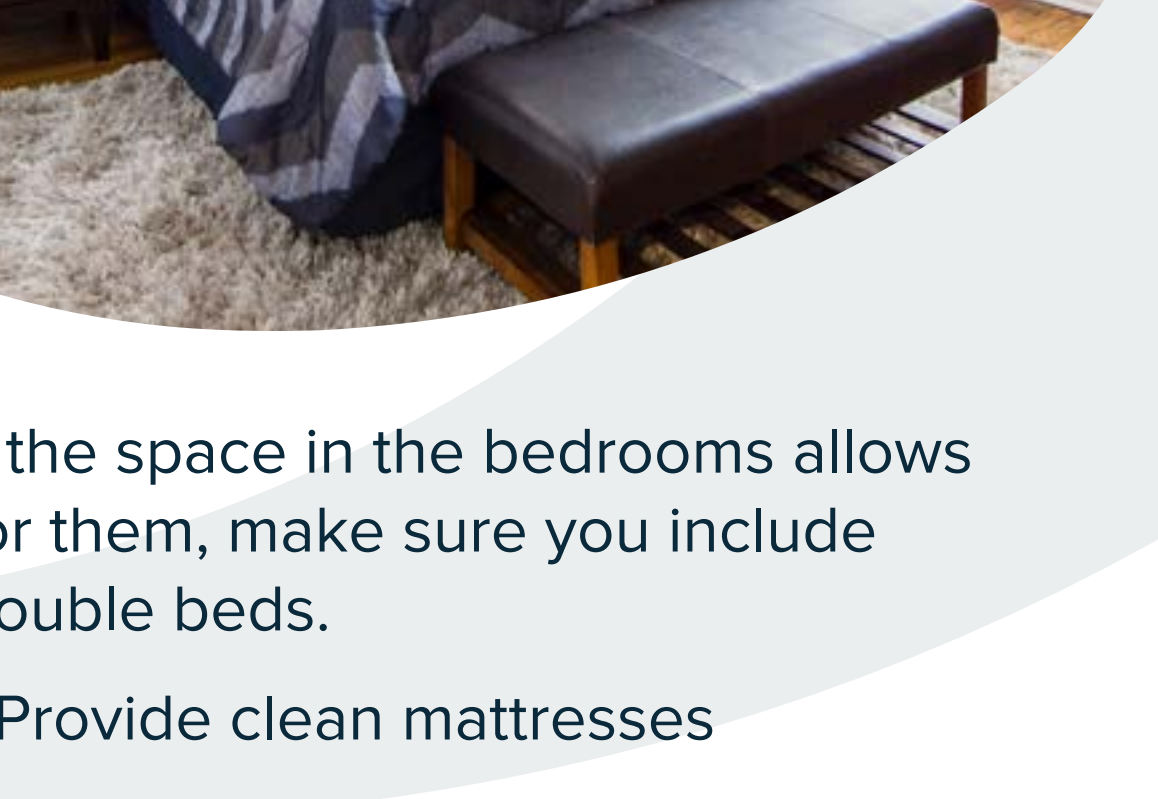
- ▶ Provide a desk in each bedroom

You don't need to provide lamps, or computers – just a desk is enough for students to create a study hub with their own belongings.



Many student properties are classed as HMOs (Houses in Multiple Occupation), which means they must adhere to certain Health and Safety regulations.

- ▶ If your property is an HMO, make sure you provide suitable fire equipment
- ▶ Include smoke detectors and burglar alarms
- ▶ Adhere to **gas safety regulations**, including regular checks, maintenance and record-keeping



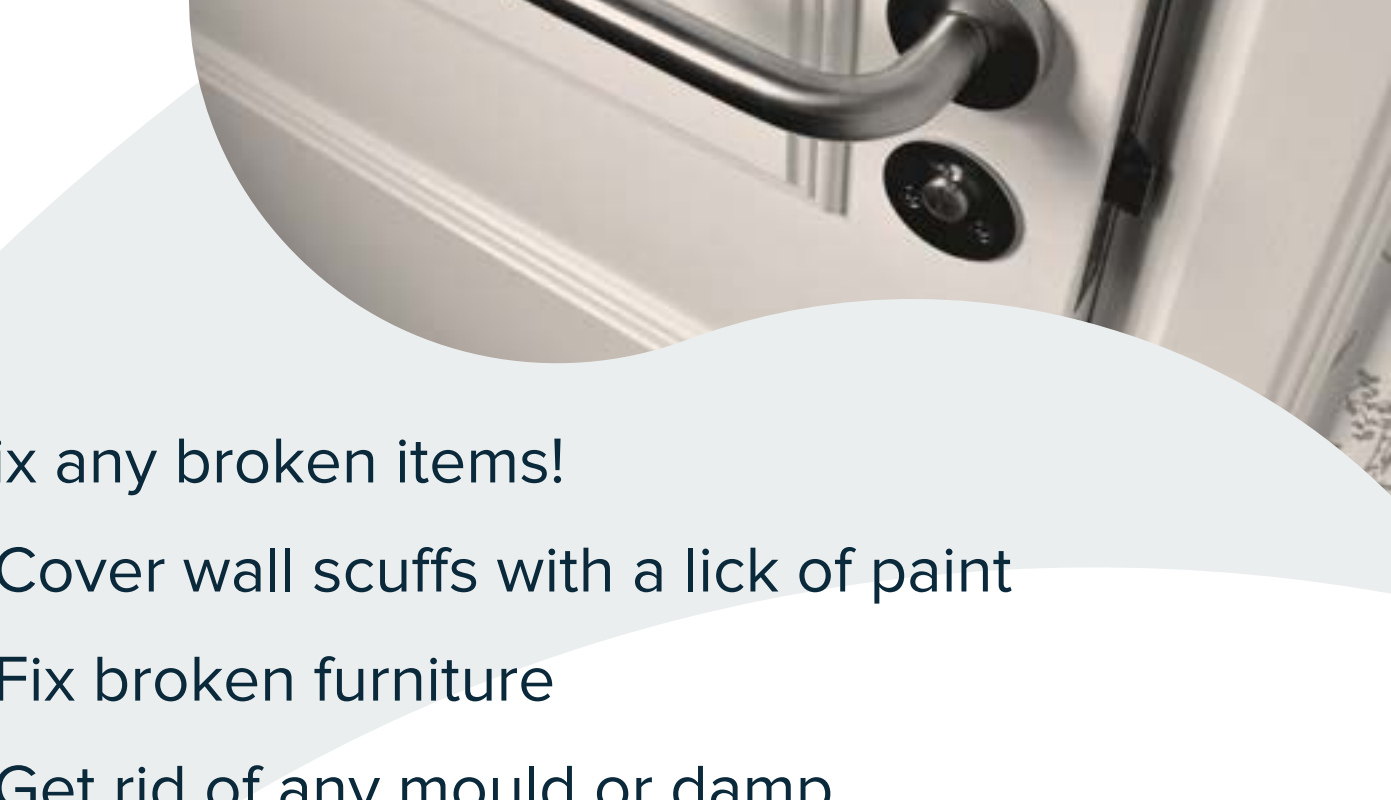
If the space in the bedrooms allows for them, make sure you include double beds.

- ▶ Provide clean mattresses
- ▶ Deal with any broken springs

According to The Landlord Link, modern students prefer a double bed.

And, "as a landlord, you need to provide one"

[The Landlord Link](#)



Fix any broken items!

- ▶ Cover wall scuffs with a lick of paint
- ▶ Fix broken furniture
- ▶ Get rid of any mould or damp
- ▶ Exterminate vermin
- ▶ Tighten loose door handles and plug sockets

For more information about preparing your property for tenants, and how to help them settle in when they begin their tenancy, download our eBook: **How To Help Your Tenants Settle In.**

You'll discover more about:

- ▶ Homely furnishings and why they're important
- ▶ Helping tenants use appliances properly
- ▶ Why landlord insurance is important

Plus much, much more

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