

HOW TO AVOID A RENT SCAM

ALERT

Beware

SCAM

- **Ring the ARC for advice** 0121 204 4848
- **Let us check your Tenancy Agreement** before you sign it and do not pay a deposit until it's been checked. It is a contract.
- **Visit the Property** with the landlord: if you are not in the UK, get a friend to check it for you
- **Use the Land Registry** to check the landlord actually owns the property: don't trust the landlord's own website – scams can be very sophisticated - the property may exist, but does he own it? Ask to see his ID, eg driving licence/passport, and take his address
- **Be wary of adverts** with no landline numbers or where the email address is a free one (e.g. Hotmail or gmail); check that the phone number works and is not a fax number
- **Use a website to check** on the landlord, e.g. RentProfile.com
- **Do not pay rent or deposit** until you have checked the property and that it belongs to the landlord and you have signed the contract
- **Ask the landlord** to show you gas and electricity safety certificates
- **Landlords are obliged** to put your deposit in a Tenancy Deposit Scheme (TDS): check your prospective landlord is registered with the scheme he claims he is
- **Paying your deposit** be absolutely sure that it is your landlord that you are paying the deposit to
- **Do not be rushed** by the landlord saying he has a lot of people looking at the property: if *bona fide*, he should give you the facts you need to make your decision
- **Do not transfer or pay money** to secure the property: do your checks first, even if you are given a tenancy agreement; be sceptical if asked to transfer money via Western Union or Money Gram etc. – use these only for people you know and trust
- **Ask questions** about the property: a genuine landlord should know the answers
- **Ideally use a landlord** who is a member of a professional body, e.g. National Landlords Association, Residential Landlords Association: landlords.org.uk



The official accommodation support service



Accommodation Search - www.astonstudenthomes.org | General Information - www.astonsu.com/housing/astonstudenthomes

Email - astonstudenthomes@aston.ac.uk | Tel - 0121 204 4893