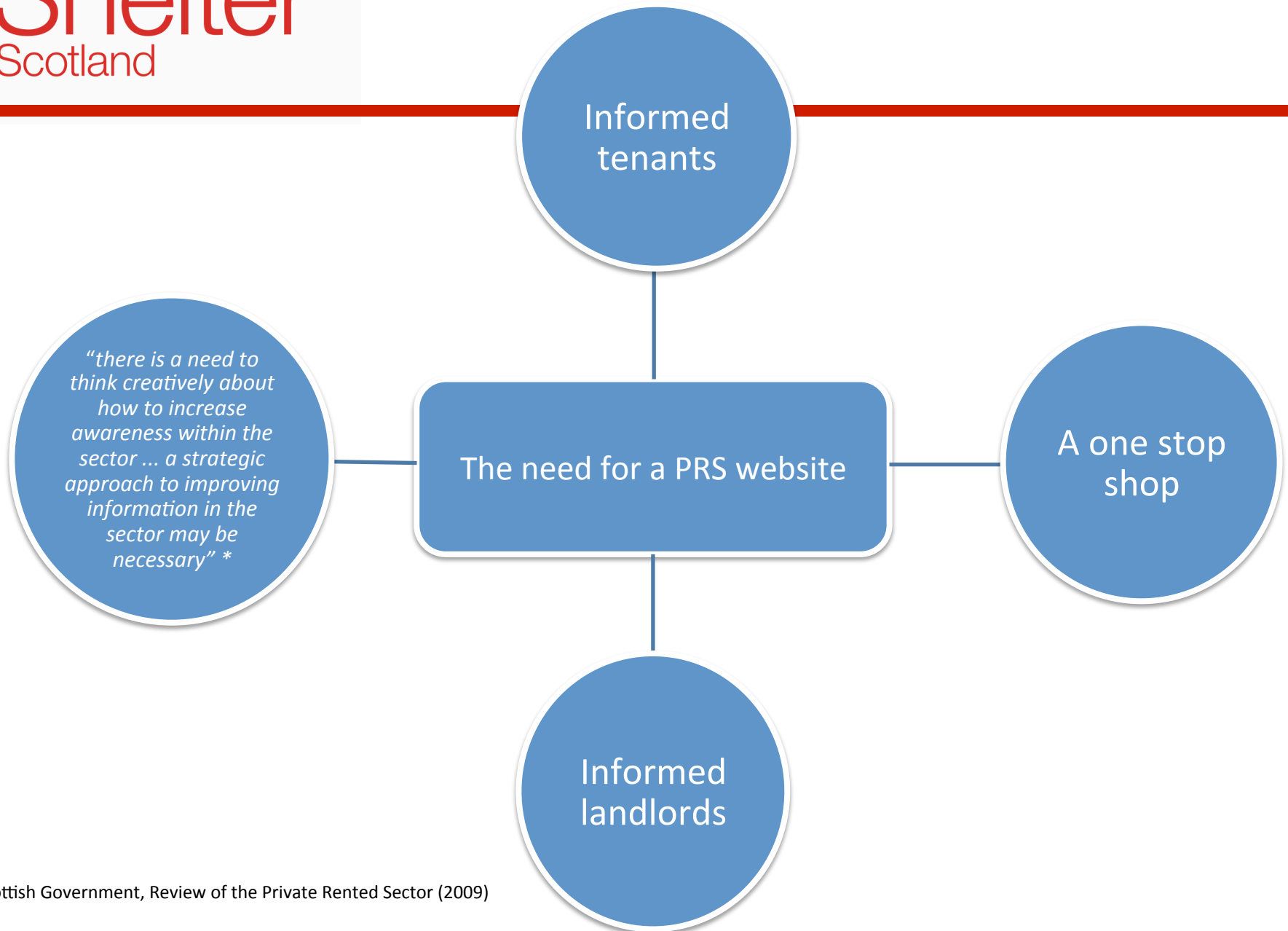


# **RentingScotland.org a new website for the PRS**

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Digital Manager



\* Scottish Government, Review of the Private Rented Sector (2009)

Tools, Guides, Checklists and advice when renting or letting a property in Scotland.

We have practical advice if you're a **LANDLORD** who's just starting out, or if you're a **TENANT** renting privately.

This website supports the Scottish Government **TENANT INFORMATION PACK** which landlords must give to their tenants from the 1st of May 2013.

## Renting Guides



GUIDES FOR TENANTS



GUIDES FOR LANDLORDS

## A Guide To

### Dealing with antisocial behaviour as a landlord

Check what you can do to stop antisocial behaviour by your tenants and their visitors.

[READ THIS GUIDE](#)

Applies to **Landlords**

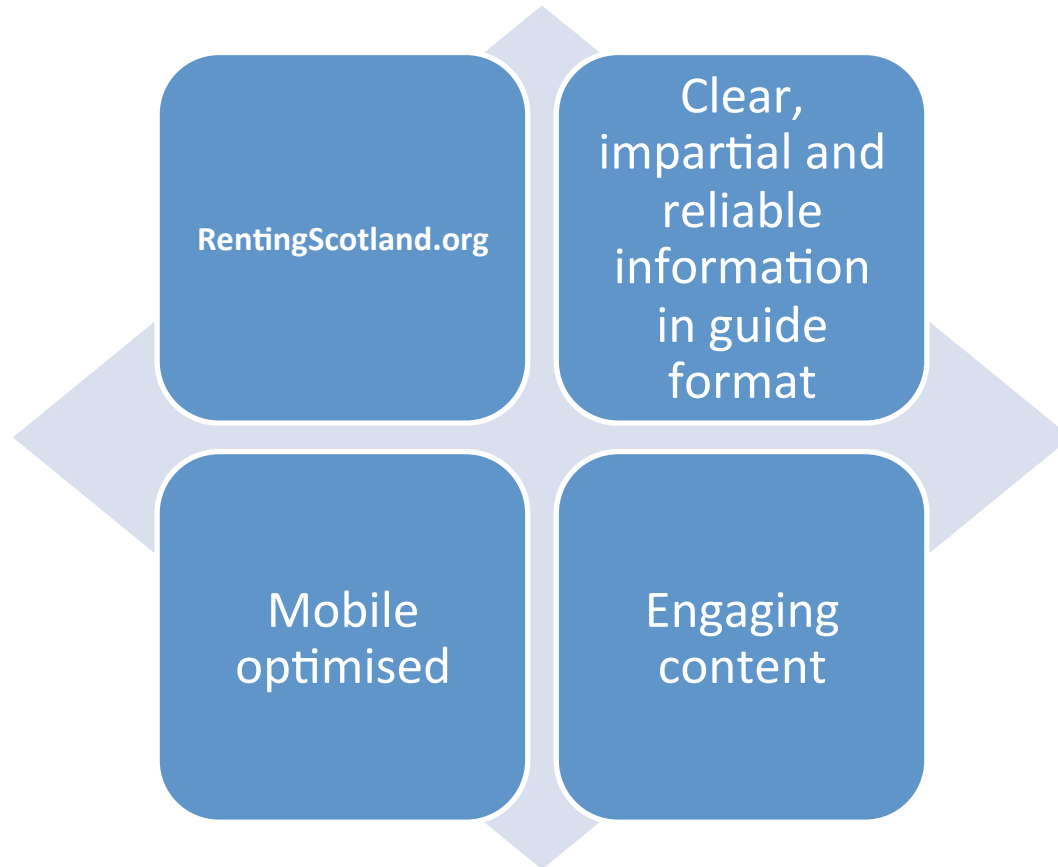
# Shelter

Scotland



**Backed by**





## Practical guides if you're renting or letting a property in Scotland

Making your life easier if you're a **LANDLORD** who's just starting out, or you're renting privately as a **TENANT**.

This website supports the Scottish Government **TENANT INFORMATION PACK** which landlords must give to their tenants from the 1st of May 2013.

## Renting Guides



GUIDES FOR TENANTS



GUIDES FOR LANDLORDS

## A Guide To

### Ending a tenancy as a tenant

How to leave a tenancy correctly and with no headaches.

# A guide to: Renting your property out

Home ▶ Landlords ▶ Renting your property out ▶ **Talk to your council, lender and insurer**

## Renting your property out

### **Talk to your council, lender and insurer**

Get your paperwork ready

Getting the property ready

Advertising the property and references

Dealing with tenancy paperwork and deposits

On move in day

## Talk to your council, lender and insurer

Register as a landlord with your council. Most landlords must do this. You will need to register even if a letting agent takes care of the property and deals with the tenants. There are serious consequences if you don't register. Find out [how to register as a landlord](#).

If your property is going to be let to three or more unrelated tenants, then you'll need to apply for a HMO (house in multiple occupancy) license. There are extra criteria you'll need to meet if your property will be used in this way.

Inform your mortgage lender you want to rent your property out. Some lenders have restrictions on who you can let to. You can get into serious trouble with your lender if you are letting your property without consulting them, as it may be breaking your mortgage contract.

Having tenants can affect your insurance, so be careful. You need to make certain your insurers understand you have tenants and provide adequate coverage. Buildings, contents and property owners liability are all kinds of insurance cover you should ask

### What's an HMO?

An HMO (house in multiple occupation) is a property occupied by three or more tenants who are not members of the same family (or one or other of two families). HMO landlords must have a licence from the local council. [Read more about HMOs.](#)

[Previous part: < Renting your property out](#)

[Next Part: Get your paperwork ready >](#)

## Take action

ADD TO MY CHECKLIST	Show your tenants how things work like where to turn off the water supply in case there's a leak
ADD TO MY CHECKLIST	Let the council know a tenant is moving in so they have the information for council tax purposes. Tell the tenant you've done this
ADD TO MY CHECKLIST	Get the property ready – you'll need to consider safety, making an inventory and meter readings
ADD TO MY CHECKLIST	Put their deposit into a tenancy deposit scheme within 30 days of the start of the tenancy and tell the tenant which scheme has their deposit
ADD TO MY CHECKLIST	Get your paperwork organised – tenancy agreement and Tenant Information Pack





## Further reading

	AT5 Notice
	REMOVE THIS BOOKMARK
BOOKMARK THIS	Tolerable standard
BOOKMARK THIS	Deposits
BOOKMARK THIS	HMOs (houses in multiple occupancy)
BOOKMARK THIS	Repairing standard
BOOKMARK THIS	Tenancy deposit schemes
BOOKMARK THIS	Landlord registration



Home ▶ [My Checklist](#)

## My checklist

-  **COMPLETED**  
Find out what help your council's environmental health department can provide  
[REMOVE THIS ITEM](#)
-  **COMPLETED**  
Check your landlord is registered  
[REMOVE THIS ITEM](#)
-  **COMPLETED**  
Show your tenants how things work like where to turn off the water supply in case there's a leak  
[REMOVE THIS ITEM](#)
-  **MARK COMPLETE**  
Let the council know a tenant is moving in so they have the information for council tax purposes. Tell the

## My bookmarks

- [Notice/Notice to Quit](#)  
[REMOVE THIS BOOKMARK](#)
- [HMOs \(houses in multiple occupancy\)](#)  
[REMOVE THIS BOOKMARK](#)
- [Repairing standard](#)  
[REMOVE THIS BOOKMARK](#)

## A guide to: Tenant Information Pack

[Home](#) ▶ [Tenant Information Pack](#)

### Tenant Information Pack

[Your Tenancy](#)

[Information about your property](#)

[Information about your landlord](#)

[Responsibilities of tenants and landlords](#)

[Further advice and support](#)

## Introduction

### Tenant Information Pack for the Private Rented Sector

#### What is the Tenant Information Pack?

- The pack gives information to tenants in privately rented housing. It talks about your home, tenancy and landlord, and the responsibilities of you and your landlord.
- The pack is not part of your tenancy agreement but sets out important information that is relevant to you and your landlord. The pack contains a summary of legislation relevant to private tenants. Should you want more detailed legal information, or opinion, you should seek specialist advice.

#### Why is the pack important?

### About the Tenant Information Pack

The Tenant Information Pack provides important information to tenants who rent their homes privately. From 1 May 2013, landlords have a legal duty to provide

## To sum up

Simple and straightforward information

Complicated legislation explained

Clear actions on every page

Encourages early engagement with PRS rights and responsibilities

A log in function to access checklists and bookmark guides

Regular email newsletter

Twitter: @RentingScotland

Feedback function on every page

**Thank you!**