

## The only University Run Housing Service

**Manchester Student Homes** offers a **FREE** housing service to students. We are jointly managed by The University of Manchester and Manchester Metropolitan University and we also work in partnership with The University of Salford, The Manchester College and The Royal Northern College of Music. We accredit landlords and private halls of residence who meet our required standards.

We promote quality accommodation, and offer an advice service to students who choose to live off campus.

### **Right to Rent 101**

Landlords must check whether you can legally rent their residential property if your tenancy starts **on or after 1 February 2016**.

Up to 28 days before the start of a new tenancy, they will make checks for:

- People aged 18 and over living in the property, whether they're named in the tenancy agreement or not
- All types of tenancy agreements, written or oral
- ⇒ Tenants in some types of accommodation won't need to be checked.

#### **How they will check**

- Ask to see the original documents that allow you to live in the UK.
- Check that the documents are genuine in your presence.
- Make and keep copies of the documents and record the date the check was made.

If you are arranging your tenancy from overseas, they will ask to see the original documents before they allow you to start living at the property.

#### **Acceptable Documents (A short list)**

- UK: Passport; or a combination of driving licence and long birth certificate.
- EEA & Swiss: Passport; national identity card; a certificate of registration or nationalisation as a British citizen; a current biometric immigration document.
- International: Passport with valid visa/stamps; a certificate of registration or nationalisation as a British citizen; a current biometric immigration document.

#### **Further checks**

They will make a further check on you to make sure you can still stay in the UK if your permission to stay is time limited. They could get a fine they don't make a further check and your permission to stay runs out.

They will make a further check just before either:

- the expiry date of your right to stay in the UK; or
- 12 months after the previous check.

No further checks will be done if you do not have any time restrictions on your right to stay in the UK. This applies to British citizens, all nationals from EEA countries and Switzerland (with the exception of Croatia due to special transitional controls).

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## If the tenant doesn't pass a further check

The landlord must tell the Home Office if they find out that you can no longer legally rent property in England after making a further check. They might be fined if they don't.

## Agents and subletting

Landlords can ask any agent that manage or let their property to carry out the check for them. There should be an agreement in writing. If a tenant sub-lets the property without the knowledge of the landlord, they become responsible for carrying out checks on any sub-tenants. They will liable for any civil penalties if they don't do the check correctly.

## Make Searching Easier



The International Friendly Standard has been created by Manchester Student Homes to recognise those landlords and private halls who provide a fair and transparent service to international students in regards to bookings and contractual terms, as well as going that extra mile in the level of service they provide to international students.

**International**  
Friendly Standard

It is supported by the International Departments at The University of Manchester and Manchester Metropolitan as well as the International Society.

International Friendly Standard means that any accommodation providers bearing the logo have agreed to the following:

- NO requirement for UK based guarantors
- NO full rent required upfront for the year, unless this is the students preference (termly or at most bi-annually instalments should be available)
- Simplified and fair booking procedures for students to access from overseas
- Fair and easy to understand contracts with clear information on any additional fees or charges provided
- Orientation to the accommodation and the area
- A commitment to engage with and promote the International Society and International Departments to student tenants

Owned & managed by:



**Manchester Metropolitan**  
University

[www.manchesterstudenthomes.com](http://www.manchesterstudenthomes.com)

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