



Tenancy deposits

Tenancy Deposits

It is normal practice for private landlords to ask new tenants to pay a deposit. A tenancy deposit gives you protection against your tenant leaving without paying the rent or for any damage they may cause. The deposit should not cover reasonable wear and tear.

You should confirm in writing what the deposit covers. This may be set out in the tenancy agreement or you may give the tenant a separate document that should be signed by both parties.

It is advisable to complete an inventory with the tenant when they sign the tenancy agreement. You can then jointly agree the contents and condition of the property. It is also useful to take photos. Both you and the tenant should sign the inventory.

Tenancy Deposit Protection

By law you are required to protect the tenant's deposit in a Government backed scheme. They will ensure that the tenant receives their deposit back providing they have:

- Met the terms of the tenancy agreement
- Have not damaged the property
- Paid the rent and bills

You must put the deposit in the scheme within 30 days of getting it.

At the end of your tenancy you must return the deposit within 10 days of you both agreeing how much the tenant will receive back.

If you're in a dispute with your tenant, then your deposit will be protected in the Tenancy Deposit Protection scheme until the issue is sorted out.