

| Information for the advert  |  |  |        |
|---|--|--|--------|
| Advertised rent   |  | Per week/month   |        |
| Number of bedrooms  |  | Number of bathrooms  |        |
| Holding Deposit   |  | Deposit amount   |        |
| Furnish or unfurnished?   |  | Council tax band   |        |
| Energy efficiency Rating (A-G)  |  | Gas or electric heating?   |        |
| Parking (allocated, on-street, etc)   |  | Garden   |        |
| Bills included in the rent  |  |  |        |
| Safety and Standards  |  | More info  | Yes/NA |
| The property has been inspected recently and is free of category one HHSRS hazards.   |  | <a href="#">HHSRS guide</a>  |        |
| A fire risk assessment has been performed   |  | <a href="#">Fire risk assessment</a>   |        |
| If required, a current valid Gas Safety Certificate is in place.  |  | <a href="#">Gas safety guide</a>   |        |
| The property has a current valid Electrical Installation Condition Report or Electrical Installation Certificate.                 |  | <a href="#">Electrical safety guide</a>  |        |
| If required, the property has a current energy performance certificate (EPC) rated E or above, or you have an exemption in place. |  | <a href="#">Energy efficiency standards guide</a>                                |        |
| Smoke alarms have been fitted on every floor. They are in working order.  |  | <a href="#">Fire safety guide</a>  |        |
| Carbon monoxide alarms are fitted in every room with a fuel burning source. They are in working order.                            |  | <a href="#">Fire safety guide</a>  |        |
| The property is in a good state of repair and fit for human habitation.   |  | <a href="#">Landlord guide to repairs</a>  |        |
| The property has had a legionella risk assessment.  |  | <a href="#">Legionella guide</a>   |        |
| Appliances supplied by the landlord have been tested and are in working order.  |  | <a href="#">Guide to appliance testing</a>                                       |        |
| Other documents:  |  | Resources  | Yes/NA |
| An assured periodic tenancy containing a written statement of key tenancy terms   |  | <a href="#">NRLA tenancies</a>   |        |
| A privacy notice detailing the data protection policies of the landlord and/or the agent.   |  | <a href="#">Example privacy notice</a>   |        |
| A copy of the HMO or Selective Licensing conditions (if applicable).  |  | <a href="#">HMO licensing guide</a><br><a href="#">Selective licensing guide</a> |        |
| A deed of guarantee (if required)   |  | <a href="#">Guarantors</a>   |        |
| A tenancy application form (if required)  |  | <a href="#">Application form</a>   |        |
| A holding deposit form if required (if required)  |  | <a href="#">Holding deposit form</a>   |        |