

Housing guides

Advertising your Property

How this guide helps

Our guide to *Advertising your Property* provides information and guidance on how and where to advertise your property. It outlines steps to take before finding a tenant to replace you on a housing contract as well as suggested content for the advert.

As set out in our guide to [accessing help remotely](#)– you can access key information and resources immediately. The information and resources in the guide to remote help may either answer your questions or help give them a further focus.

Finding a Replacement tenant

If you need to be released from your tenancy agreement, you can do so, with your Landlord's permission, by finding a tenant to replace you on the tenancy agreement. This means that the new (replacement) tenant would take over your responsibilities for the remainder of the contract.

There are various things to consider when finding a new tenant. If you live with others, a new tenant will likely affect your existing housemates. Please know that the new tenant **MUST** be acceptable to all housemates remaining at the property. Your housemates should agree to the person being your replacement. Your housemates have signed a housing contract with people they chose to live with, and they should know who your replacement tenant is and what they are like.

It's equally important to be open and honest with any potential replacement. Let your replacement know what the household is like, the sort of people they will be living with and what kind of person your housemates might look to live with. For example, you need to be clear about whether you have a loud party-type household, or if you have a quiet studious house. This will allow both any potential tenants, and those you have been living with, make an informed choice and helps avoid misunderstandings before contracts have been signed.

It is likely that any prospective tenant will also ask why you have decided to move out of the property. Have an open and honest response ready in case the question comes up.

What should the advert include?

Your advert should include as much information as possible. Using photos is a good idea as it draws the eye when people are searching for accommodation. Please see below for a list of things you could include in your advert:

- Size of house (room numbers/tenants)
- Cost (inclusive or exclusive of bills – approx. monthly bill amount)
- Location (close to the University or Unilink bus stops)
- Double/single room - what furniture is provided
- Facilities – (number of bathrooms/lounge/shed/garden/Wi-Fi etc.)
- Housemate status (ug/pg, male/female, 1st/2nd 3rd years)

Where to advertise your property

You can post an advert of your property at the links below:

[SASSH](#)- Message Board

[Advice Centre Housing - Facebook](#)

[SUSU housing](#)

SUSU Housemate Finder Scheme

SUSU has launched a 'Housemate Finder' scheme, where students post adverts of themselves as potential housemates. You may find that by viewing the adverts you are able to offer you property to some of the participants of this scheme. Please see the link below:

bit.ly/susuhousemate

Further help

If you have any other questions about advertising your property please contact The Advice Centre, Tel: 02380 592 085 Email: advice@susu.org.

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