

# Student housing top tips

## ALWAYS check letting agency fees

If you rent a property with a letting agent, always check for any extra fees or charges first, and factor them in. These can be huge and vary between agencies.



As of May 2015, letting agents in England must display their fees on their website and in their offices (specifying if they cover the whole house and if each tenant has to pay).

The idea is that if you stroll in to see an agent, you'll see their list of fees without having to ask for it.

Non-compliance by them can lead to a fine from the local council.

It's always worth trying to negotiate lower fees, but there are no guarantees – ensure you get any reductions in writing.

## What can they charge for?

Letting agents can't charge you just for registering or to show you their list of properties available for rent. So if they do this, contact your nearest [Trading Standards](#) – see [Shelter](#) for more help.

However, they're otherwise free to charge any fees they like – for example, for credit checks, admin, and even releasing your deposit.

So always ask before you commit!