



KWAKU ADU -WIAFE
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THE 2026 TENANT'S GUIDE



Your Rights, Responsibilities,
and Rules for Renting.



YOUR RIGHTS

Know what you
are entitled to.



YOUR RESPONSIBILITIES

Understand your
role as a tenant.



THE RULES

Follow the rules
for a positive
rental experience.



A GUIDE TO HELP YOU
create a safe, respectful,
and successful rental experience.





The 2026 Tenant's Guide: Your Rights, Responsibilities, and Rules for Renting

Welcome to your new home! Renting in the UK has recently undergone a massive transformation. With the Renters' Rights Act coming into force in May 2026, the balance has shifted to give tenants more security, transparency, and peace of mind than ever before.

Whether you are renting for the first time or moving to a new property, this guide breaks down everything you need to know about your legal rights and daily responsibilities under the new rules.

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1. Your New 2026 Rights

The era of unpredictable renting is over. The recent legal changes have fundamentally improved the security of your home:

- **No More "No-Fault" Evictions:** Section 21 has been abolished. Your landlord can no longer ask you to leave without a legally justified reason (such as wanting to sell the property or move back in). If they do need the property back for these specific reasons, they must give you at least 4 months' notice.
- **Rolling Tenancies:** Fixed-term contracts (like 12-month ASTs) are gone. Your tenancy is now a rolling "Periodic Tenancy" from day one. You can stay as long as you like, provided you pay rent and look after the property. When you want to leave, you simply need to give 2 months' notice.
- **The Right to a Pet:** Landlords can no longer issue blanket bans on pets. You have the legal right to request to keep a pet, and the landlord cannot unreasonably refuse (though they can require you to carry pet insurance to cover potential damage).
- **Strict Safety Standards:** The "Decent Homes Standard" and "Awaab's Law" now legally apply to your rental. This means landlords face strict, rapid legal deadlines to investigate and fix serious health hazards like damp and mould.

2. The Financial Rules

We believe in complete financial transparency. Here is exactly what you can and cannot be charged for:

-  **No Bidding Wars:** It is now illegal for landlords or agents to encourage "bidding wars." The property must be advertised at a set price, and you cannot be asked to offer more than that advertised rate.
-  **No Upfront Rent Demands:** Landlords can no longer demand 6 months of rent in advance. The legal maximum you can be asked to pay upfront is one month's rent.
-  **Deposit Caps:** Your security deposit is strictly capped at a maximum of 5 weeks' rent. It will be protected in a government-backed scheme (such as the TDS) within 30 days of you paying it.
-  **No Hidden Fees:** Under the Tenant Fees Act, we will never charge you for referencing, credit checks, inventory creation, or administrative setup.

3. The Move-In Sequence

To get you the keys as smoothly as possible, there are a few legal steps we must complete together:

1.  **Right to Rent Checks:** By law, we must verify that every adult living in the property has the legal right to reside in the UK. We will need to see your physical passport or your government share code.
2.  **Referencing:** We will conduct an independent reference check to verify your income (which typically needs to be 2.5x to 3x the annual rent) and your previous landlord history.
3.  **The Inventory:** Before you move in, an independent clerk will create a detailed "Schedule of Condition" (with photos). **Review this carefully.** This document protects your deposit when you move out, ensuring you aren't blamed for pre-existing damage.
4.  **Statutory Documents:** On move-in day, we will provide your keys alongside the property's EPC, Gas Safety Certificate, Electrical Report (EICR), and your Written Statement of Terms.

4. Living in the Property

A successful tenancy is a two-way street. While the landlord must maintain the structure and installations (heating, water, electricity), you also have day-to-day responsibilities:

-  **Utility Management:** Unless stated otherwise, you are responsible for setting up and paying for your gas, electricity, water, council tax, and TV/broadband services.
-  **Tenant-Like Manner:** You are expected to behave in a "tenant-like manner." This means doing the basics: changing lightbulbs, keeping the property ventilated to prevent condensation, unblocking sinks, and keeping the home clean.
-  **Reporting Repairs:** If something breaks, report it to your property manager immediately. Do not wait until the issue gets worse, as you could be held liable for secondary damage (e.g., ignoring a small leak until it ruins the floor).
-  **Property Inspections:** We will conduct routine inspections (usually once or twice a year). This isn't to judge your tidiness; it's to check for maintenance issues you might have missed and ensure the property remains safe and compliant.

5. Moving Out

When you decide it's time to move on, simply provide us with your **2 months' written notice**.

To ensure you get your full deposit back quickly:

- Return the property in the same level of cleanliness as documented in your move-in inventory.
- Ensure all rent is paid up to date.
- Provide proof that your council tax and utility accounts have been closed and fully settled.

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