



## Your Trusted Student Accommodation Partner

We let, manage & maintain your student property.  
Trusted by hundreds of landlords.

Join Our  
Landlord  
Network



### How Sulets can help student landlords

The Renters' Rights Act has fundamentally changed the lettings landscape for the entire PRS sector, but the changes are being particularly felt by student landlords.

With the loss of periodic tenancies, the removal of Section 21, the abolition of advance rent and no student possession grounds for 1-2 bed properties, many student landlords now find it increasingly complex and costly to operate in the market.

### This is where Sulets can help...

[Sulets](#) is a unique not-for-profit student lettings agency providing everything a landlord needs, with exempt status under the Renters' Rights Act.

We have been operating for over 14 years and rent approximately 2500 rooms to students in Leicester and Loughborough. We are a 'specified institution' under the Housing Act 1988 which means that we have a special status in law, like a university does. We lease high quality properties direct from landlords and then sub rent them to students. Our special status means that these tenancies fall outside the Housing Act and the Renters' Rights Act which means we can offer landlords:

- A guaranteed fixed term lease with Sulets
- **Guaranteed rent**, paid direct from Sulets
- All lettings and management arranged by Sulets
- Guaranteed return of your property at the end of the agreement
- A competitive rent with no setup fees or VAT

### Benefits for landlords

Landlords choose Sulets because we provide stability. You'll know exactly how long the tenancy lasts and when your rent will be paid. Rent is guaranteed and paid on a termly basis and possession is guaranteed at the end of the lease.

We are already seeing an increase in enquiries from landlords and investors who had been considering selling their properties due to students giving early notice. However, once they learn about our exemption to the new legislation, many are choosing to reconsider.

More than 90% of our landlords recommend us, so if you want secure income, simple processes and a trusted partner in Leicester and/or Loughborough, Sulets is ready to support you. Read our latest [landlord testimonials](#).

## How does it work?

Our Leased Service is a comprehensive management option, you lease your property to Sulets for a fixed term, students sign their tenancy with Sulets and we manage the property throughout the lease.

## Join our landlord network and benefit from our exempt status under the Renters' Rights Act.

|                                |                               | TYPICAL STUDENT LETTINGS AGENT                                                                |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Service type:</b>           | Leased                                                                                                         | Fully Managed                                                                                 |
| <b>Tenancy:</b>                | Fixed term tenancy                                                                                             | Periodic - 2 months' notice can be given                                                      |
| <b>Renters' Rights Status:</b> | Exempt from the Renters' Rights Act                                                                            | Subject to all provisions of the Renters' Rights Act                                          |
| <b>Rent:</b>                   | Guaranteed rent, paid direct by Sulets                                                                         | Not guaranteed, Collect from tenant                                                           |
| <b>Possession:</b>             | Guaranteed by Sulets<br>Non-assured tenancy covers any size of property                                        | Requires Ground 4A possession<br>Only applies to 3+ beds<br>Does not cover 1-2 bed properties |
| <b>Letting cycle:</b>          | Advertising from October                                                                                       | Cannot advertise before January to use Ground 4A possession                                   |
| <b>Fee:</b>                    | 10% & no VAT for the first tenancy signed<br>15% & no VAT thereafter                                           | 12.5% management fee + VAT=15%<br>Additional setup fee + deposit registration fee + VAT       |
|                                | Rated Excellent  Trustpilot |                                                                                               |

You can find out more about the Sulets Leased Service here - [www.sulets.com/landlords-area/leased-service](https://www.sulets.com/landlords-area/leased-service)

Contact us today for more information:

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