



Right To Rent –  
What Is It And  
What Landlords  
Should Know!

# CONTENTS

## RIGHT TO RENT - WHAT IS IT AND WHAT LANDLORDS SHOULD KNOW!



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2 WELCOME

---

3 WHAT IS RIGHT TO RENT?

---

4 AM I A LANDLORD & DOES THIS APPLY TO ME?

---

5

---

6 WHO SHOULD I CHECK?

---

7 WHO HAS THE RIGHT TO RENT?

---

8 DO I HAVE TO MAKE A RETROSPECTIVE CHECK?

---

9 HOW DO I CHECK?

---

10 CONTACT US

# Welcome

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Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped countless landlords to let their property.

Currently at the time of writing, landlords are responsible for vetting their tenants and establishing their legal right to rent in the UK.

Right to Rent is a government scheme which has come into effect since the UK left the EU. It outlines rules that landlords and letting agents have to adhere to as well as the post-Brexit changes.

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

*Mark Nicholson*



# What Is Right To Rent?

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Right to Rent is a set of rules which requires landlords to check that their tenant is legally allowed to rent in the UK.

It was introduced in England by the Government as part of The Immigration Act 2014 to clamp down on illegal migrants.

It applies to all landlords and their tenancies from and including 1 February 2016.





# Am I A Landlord & Does This Apply To Me?

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According to the government a landlord is someone who, 'lets accommodation for use by one or more adults as their only or main home'.

If you act on behalf of a landlord, sublet or even take in lodgers, this applies to you.

If you use a letting agent, Right to Rent checks will be their responsibility but it must be agreed upon in writing otherwise you could still be liable.

## Who Should I Check?

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Any potential tenant over the age of 18 must be checked, even if they are British and even if they are not named in the tenancy agreement. If they will be living there they must be checked.



# Who Has The Right To Rent?

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## 1. Those with unlimited right to rent

- British citizens
- People who have the right of abode in the UK
- Those who have been granted indefinite leave to remain, or have no time limit on their stay in the UK.

It does NOT apply to EU, EEA (European Economic Area) nationals or Swiss nationals.

## 2. Time-limited Right to Rent

Anyone who falls outside the above categories will have a time-limited right to rent (so long as they also have valid leave to enter or remain in the UK for a limited period of time.

Time-limited right to renters also include people that are permitted to enter or remain in the UK as a result of Acts of Parliament, European Union Treaties and Immigration Regulation.





# Do I Have To Make A Retrospective Check?

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If you rent a property to EU, EEA nationals and Swiss nationals you do not need to make a retrospective check if your tenants entered into a tenancy agreement on or before 30 June 2021.



# How Do I Check?

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You can check manually;

Gather all documents from your tenant to confirm their identity and therefore their right to rent. For a manual check make sure you have the original documents.

[Click here for the full checklist of documents you will need](#)

You can check online;

[Click here to check someone's status online](#)

You can use this service if your tenant has a valid biometric residence card or permit (BRC/P), has settled or pre-settled status under the EU Settlement Scheme (EUSS), or they have an eVisa.

To use the service you will need your tenant's date of birth and their 'share code'.

Alternatively - get in touch with the team using one of the contact methods on the final page of this guide where we can talk you through how we can help you with your right to rent checks.





# Why we can help you

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Selecting the best agent to help you let your property is a big decision, with most landlords being busy people, you need a lettings partner who can look after your investment - ensuring it gives you a consistent return, whilst remaining compliant with the legislation. Here's why we like to think you'd be wise to choose us to work for you.

## Experience

We've been helping landlords in Bassetlaw let their since 2020, collectively our team has more than 40 years experience, and during that time we have helped hundreds of landlords.

## Deal Sourcing

For investors that just don't have the time to go out and find great investment properties Nicholson's also offer a property sourcing service. As a part of the service we invite you in for a consultation so that we can fully understand your requirements and then can give you access to an exclusive list of investors where we share the details of off market investments first.

## Financing

With our own in-house whole of market mortgage advisors, Nicholson's can help you find the best buy-to-let mortgage deal the market has to offer.

What's more, with our lifetime broker fee - once you've paid us once, any subsequent re-mortgages or new mortgages as you expand your buy-to-let portfolio is covered.

[Click here](#) to book your free mortgage consultation.

## Tenancy Management

With 170 pieces of legislation and the new Renters Rights Bill governing tenancies in England, letting a property is a minefield for landlords to navigate.

With legislation breaches ending in hefty fines, banning orders, prosecution and the inability to evict a tenant, it is essential that landlords choose a professional letting agent to manage their tenancies for them to remove their own personal liability.

Nicholson's have a dedicated professional tenancy management department staffed by qualified lettings experts, to ensure that all of the legislation, including right to rent checks are followed to the letter - protecting both you and your investment property.

What's more - experience shows that properly managed tenancies tend to be longer tenancies, reducing your long term costs for tenant finds and new tenancy set ups.

**Got further questions?  
Get in touch by using the contact  
numbers or email address below.**

**Scan the QR code to visit our  
website or click the WhatsApp  
symbol to start a conversation.**

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