

Information for Landlords/Homeowners considering offering accommodation to Students for the Academic Year 2021-2022

Topic	Landlord/Homeowner Concern	Guidance
Student Attendance on Campus	Will all students be attending lectures as normal?	<p>Details will be announced by the Registrar later this Summer in line with public health advice and guidelines.</p> <p>Orientation for all new first years will commence week starting Sept 20th.</p> <p>Lectures for continuing undergraduate students will commence week starting Sept 20th.</p> <p>Lectures for first years will commence week starting Sept 27th.</p> <p>Lectures for postgraduate students will commence as scheduled.</p>
	Will students live in Maynooth or commute from their home?	<p>You may find there are different scenarios:</p> <ol style="list-style-type: none"> = 1. Some students will opt to commute from home. 2. Some students will opt to live in on-campus accommodation. 3. Some students will opt to live in off-campus accommodation for the full week and carry out their daily online learning from their accommodation and attend some lectures/ the library on campus. 4. Some students will opt to live in off-campus accommodation for part of the week to allow them attend campus and return to their home for the days they are learning online. 5. Some students may require accommodation on a B&B type basis.
	What does the third scenario look like for a homeowner renting a room?	<p>You may be used to a student being out of the house during the day as they would be attending lectures. When teaching is being delivered online, it is most likely the student would be in the house during the day. They should be participating in the online lectures however, it is important to note they will be in the house daily, most likely for longer periods than you are used to.</p> <ul style="list-style-type: none"> • A suitable study space should be provided, and Landlords/Homeowners should be mindful of noise. • The student will likely be accessing the kitchen facilities more frequently. • There should be either broadband in the property or a good internet network for the student to use their own data pack.
	What if a student wants to rent my accommodation and it transpires they only need it for 2 or 3 days?	We would strongly encourage Landlords/Homeowners to exercise fairness in this situation and work out a solution between you and the student that works for you both. Flexibility is essential.
	If a student only needs a partial week's accommodation, can I charge rent for the full week?	Although the rent that a landlord/homeowner agrees with the student is entirely at their discretion, we would urge fairness in this situation. Perhaps calculate the charge per night based upon your regular weekly rent and use this as a basis? (example: you generally charge €110 a week including all utilities for a 5 day stay. This equates to €22 per night. If your student requires 3 night, perhaps charge €66. The rent should be considered based on the accommodation requirement. We would discourage Landlords/Homeowners from charging a student a full weeks rent if they are not using the room for the full week.
Coronavirus	What if the student contracts Coronavirus and needs to self-isolate?	This is something you will need to consider before you agree to offer accommodation. If a student is living with you and becomes unwell, they must abide by the national guidelines at that time, which may be to immediately isolate

		for a period of time. Both parties should ensure this is discussed prior to agreeing a tenancy.
	What if the student is living with me and I or someone else living in the house contracts Coronavirus?	Similar to the previous scenario, any person contracting Coronavirus must adhere to the national guidelines at that time. We would encourage openness with the student should this situation arise.
	What if the student living in my house is not adhering to national guidelines?	The key to a good tenancy is mutual respect and communication. Landlords/Homeowners should be willing to communicate with the student and discuss their concerns. Similarly, if the student tenant has any concerns about the house residents, the homeowner should be willing to listen to their concerns.
	If the student leaves at the weekend and returns for the next week, am I obliged to sanitize the bedroom or common areas?	Good cleaning etiquette is key in ensuring the environments we live in are safe. We would advise discussing this topic with the student so that there is a clear and mutual understanding of the expectations on each other, to ensure the bedroom and common areas are hygienically maintained.
	What if there is a resurgence of the virus that causes the student to have to return home permanently?	We would suggest to include, discuss and agree in advance what you will do in this scenario. We would strongly encourage, that in the event of a resurgence of Coronavirus which results in national guidelines being implemented, that fairness in respect of return of deposits is displayed.
	What if the student living in my house is an international student and due to travel restrictions, they are unable to return home during a resurgence of the virus?	Students, along with all people, should adhere to national guidelines relating to travel. If international travel is not advised or permitted, the student may need to stay longer than expected. We would encourage you to be flexible and discuss the particular situation in advance of any agreement, to be prepared for and agree on a mutually satisfactory solution.
Property Profile and Advert	How will I adjust my property profile on StudentPad to maximise its effectiveness?	<ol style="list-style-type: none"> 1. Take photographs of the bedroom and all common areas such as kitchen, bathroom, hallway 2. Upload photographs to your property profile 3. Take a video of a walkthrough of your property and upload to your property profile 4. Ensure you select the student groups you are interested in advertising to (be mindful that you may still have enquiries from other cohorts of students) 5. Select all private facilities and shared facilities 6. A free text box is provided - utilise this to advise a student how you might arrange a viewing of the property should it be the case that a physical viewing is not possible. 7. Provide as much information as you can about the area you live in, such as its proximity to campus and how a student can get to campus (on foot, bus, train). These are important items to be accurate about in your description as it may be the case that numbers of persons permitted onto buses and trains is reduced and therefore the frequency of transport for a student getting to campus may be reduced. 8. Consider inputting detail in the free text box that you are willing to negotiate with a student on the length of stay, rent, deposit, return of deposit etc.

	<p>What is the Coronavirus Amendment Box on my advert?</p>	<p>The database developer has included this as an option for you to input details relating to what might happen in relation to the tenancy agreement in the event it may change due to a resurgence of Coronavirus. To use this facility you must 'switch it on' on the advert.</p> <p>You will see text noted in this field that you can keep, adjust or remove. You might find this is a good area to note e.g. that you will return a deposit if a student needs to leave permanently due to Coronavirus or you might note e.g. that if a student needs to self-isolate, they are welcome to do this in your property as a paying tenant.</p>
	<p>What do I note in my advert regarding rent?</p>	<p>We would suggest noting the 5 day or 7 day rent charge. Please ensure you include utilities.</p> <p>In the free text box of the property profile or the Covid-19 Amendment Box you could e.g. provide details of the rent for partial weeks (ie: €22/night).</p>
	<p>What if a student cannot come to view my room?</p>	<p>There are many other ways in which you can facilitate a viewing of your accommodation such as:</p> <ul style="list-style-type: none"> • Virtual Tours during a telephone conversation (WhatsApp, Facetime etc.) Or send a pre-recorded video to the student and follow on with a phone conversation. • Zoom meeting with option to have a virtual tour. • During your virtual meeting, you should be mindful that the student is not in Maynooth to have a look around. You should provide them with information about the house and area such as: <ul style="list-style-type: none"> ○ How many minutes' walk to and from Maynooth University campus? ○ How many minutes' walk to and from Dublin Bus or Irish Rail stations? ○ If your property is outside of Maynooth town, how accessible is it to the University and what are the transport options? ○ What is the deposit? ○ What happens if the student cannot attend college in the next academic year and no longer requires the room/property? ○ Is there adequate study space in the bedroom? Or a quiet space to study? ○ Is internet connectivity included in the rent?