

Your Deposit

What about a deposit or rent in advance?

Most private landlords require at least 4 weeks rent as a deposit and the first months rent in advance.

Deposits need to be protected on the standard type of tenancy with private landlords, called an 'assured shorthold tenancy'.

Other types of tenancy do exist, so check the paperwork if you're not sure. If you are a lodger (living with the landlord and renting a room) it is not an AST and the deposit doesn't need to be protected.

There are three deposit protection schemes so if you cannot find it with [TDS \(Tenant's Deposit Scheme\)](#). [Click here to use the Shelter Tenancy Deposit checker](#)

If your landlord hasn't protected your deposit please seek legal advice. Landlords who don't protect a deposits are subject to a pay compensation of between one and three times the deposit as well as returning the deposit in full

Are you finding it difficult to find money for the deposit?

It can be difficult to find the money to pay a deposit. You may be able to apply for a **budgeting loan** or **crisis loan** to help with the deposit or rent in advance (if you are on a low income)

If you are on the Housing Register or being assessed by the Options and Assessment team, you may be able to receive assistance to secure private rented housing. Please speak to your assigned Housing Officer or contact the Housing Needs helpline on 020 8313-4098.