

	Advantages	Disadvantages
Joint contracts	<p>TV licencing Usually only need one TV licence for the whole property.</p> <p>Replacement tenants If one person drops out of the property, the remaining tenants usually have a say in who takes over the spare room.</p>	<p>Rent liability You share rent & deposit liability with other tenants. So if your housemate doesn't pay their share of the rent, you (and possibly your guarantor if applicable) can be made to pay it.</p> <p>Deposit It's one big deposit for the whole property; so if your housemate does a lot of damage in their bedroom, you could lose your deposit. Also the deposit return can often be processed by only the lead tenant.</p> <p>Communication The landlord is only required to communicate with one of the tenants on tenancy matters, e.g. requiring access to the property or return of the deposit.</p> <p>Copy of paperwork The landlord is only required to provide one copy of the contract / other paperwork for the whole group.</p> <p>Harassment by housemates If you suffer harassment / abuse by other housemates, the landlord is under no obligation to do anything about it.</p> <p>Eviction If the landlord needs to evict one tenant, they technically have to evict the rest.</p>
Individual contracts	<p>Rent liability You are only liable for your own rent, no-one else's.</p> <p>Deposit You have your own deposit, so your deposit can't be used to cover damage caused by another tenant (unless it's in a shared area – e.g. living room – and no-one's owned up to it).</p> <p>Communication The landlord is required to communicate with each tenant on tenancy matters, e.g. requiring access to the property or return of their deposit.</p> <p>Copy of paperwork The landlord is required to give each tenant their own copy of the contract / other paperwork.</p> <p>Harassment by housemates If you suffer harassment / abuse by other housemates, the landlord can take enforcement action against the offender.</p> <p>Eviction If the landlord needs to evict one tenant, they can do this without evicting the other tenants.</p>	<p>TV licencing Can mean that you could need one TV licence per tenant (however many student houses just have one licence to cover the common areas – e.g. living room – and up to one bedroom; everyone else just uses iplayer etc if watching programmes in their own room which you don't need a licence for).</p> <p>Replacement tenants If one person drops out of the property, the remaining tenants don't have as much of a say in who takes over the spare room.</p>