

ACCESS
ADVICE WHEN
YOU NEED IT

GET TO
KNOW
YOUR RIGHTS

GAIN
AN EDGE ON
THE MARKET

NETWORK
WITH FELLOW
LANDLORDS

SAVE MONEY
ON
SERVICES

Landlord Quiz

QUESTION 1

Which Prescribed form would you use to issue a Section 21 for tenancies renewed or began after 1/10/15 for properties in England?

- (a) Form 4
- (b) Form 3
- (c) Form 6A

QUESTION 2

Which of these are not subject to the provisions of the Housing Act?

- (a) Assured Shorthold Tenancy
- (b) Resident Landlord Agreement
- (c) Company Let
- (d) Assured Tenancy

QUESTION 3

How long do you have to register a deposit after receiving it in relation to an AST in England?

- (a) 14 days
- (b) 30 days
- (c) 28 days

QUESTION 4

When is the earliest a Section 21 Notice can be served in a 6 month tenancy?

- (a) Anytime
- (b) Anytime after the end of the 6 months
- (c) Anytime after 4 months
- (d) Anytime after 2 months

QUESTION 5

In relation to an AST in England, if you have not protected the deposit within 30 days of receiving it what notice will not then be valid?

- (a) Section 21
- (b) Section 13
- (c) Section 8
- (d) Section 48

QUESTION 6

What three documents should be served on the tenant along with the tenancy agreement?

- (a) EPC, Gas Safety Certificate (*if property has gas*) and How to Rent Booklet
- (b) EPC, Electrical Safety Certificate and How to Rent booklet
- (c) EPC, Electrical Safety Certificate and inventory
- (d) EPC, Electrical Safety Certificate and copy of Land Registry Certificate

QUESTION 7

What must you check for a prospective tenant who is British in terms of right to rent check?

- (a) Nothing, if they are British they have automatic right to rent.
- (b) Check they are British by taking a copy of their passport or other Home Office approved document.
- (c) Check they have lived in the UK for the last 5 years

QUESTION 8

How many smoke alarms are required in a non-licensed property in England?

- (a) As many as the Landlord feels is appropriate.
- (b) At least one on every floor comprising living accommodation
- (c) At least one in every kitchen and bedroom

QUESTION 9

If you are a Resident Landlord does the deposit need to be registered with a Tenancy Deposit Scheme?

- (a) Yes
- (b) No

QUESTION 10

According to GDPR at what age can a person give consent for data processing in the UK?

- (a) 10
- (b) 16
- (c) 18

QUESTION 11

**After obtaining a County Court Judgment
how long do you have to enforce it?**

- (a) 5 years
- (b) 6 years
- (c) 7 years

THE ANSWERS!

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Any Questions



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Question	Answer(s)	Score
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	TOTAL	