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Make sure your landlord protects your deposit with an authorised deposit protection scheme.

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Report any defects with the property promptly and in writing, including the cause of the problem where you can.

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Fill in an inventory with your housemates when you move in and return it to your landlord. Take date stamped photographs of any damage or problems that you record on the inventory as evidence.

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Take photos of problems that arise in the property, and make sure they are date stamped.

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If you don't know your landlord, check their name against your university or student union's list of approved landlords.

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Be aware that your obligations as tenants are "joint and several": if an individual tenant does not accept personal responsibility when something goes wrong, it becomes the joint responsibility of all the tenants.

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Keep in mind that with most tenancy agreements you'll be liable for damage to communal areas as well as your own room.

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Read your tenancy agreement carefully and make sure you understand your obligations.

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Remember in most cases you'll be liable right until the end of the tenancy, even if you move out before your housemates. You could remain jointly responsible for any cleaning or repairs to the property, even if the damage happened after you left.

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Record all communication with your landlord in writing, particularly any agreements you make. Follow up phone calls with an email confirming what was agreed.

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Attend the check-out inspection at the end of your tenancy and take your own photographs if necessary.

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Keep copies of any documents, receipts and emails relating to your tenancy.

Student in rented accommodation? Our top tips for protecting your deposit!