



# The Quick Guide To Taking In A Lodger: Your essential legal guide

*Tessa Shepperson*

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## **The Quick Guide To Taking In A Lodger: Your essential legal guide** Tessa Shepperson

Could you do with some extra household income? Why not use your home to earn you extra cash, by renting out a room to a lodger?

The good news is that your home can make you extra money. The better news is that currently more than £4,000 of this is tax free. And the best news is that renting a room to a lodger is easy.

The time sharing your home with your lodger should be a pleasure. And it will always be, as long as you follow some basic rules. This Quick Guide to Taking in a Lodger provides you with all the advice and tips on how to make a success of taking in a lodger, so it's a straightforward, stress-free process from start to finish. Specialist lettings solicitor Tessa Shepperson shares her knowledge and experience, both as a solicitor and a landlord. She provides a complete picture of what taking in a lodger entails, from legal and non-legal viewpoints.

This guide will answer your questions on:

- How do I vet a lodger?
- How does the Rent a Room scheme work?
- What rights does my lodger have?
- Do I need a lodger agreement?
- What can I do if I have a problem lodger?
- What if I want my lodger to leave?

Includes template lodger application form, and letters for a range of lodger-related purposes. Tessa Shepperson BA LLB is a specialist lettings solicitor, author and lecturer, well known as an expert in her field.

Valid in England and Wales

'...worth it's weight in gold if you want to learn all there is to know about lodging landlording very quickly.' *Landlord Zone*

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