



# Guide for Providers Listing their Property with Studentpad

How to attract more Students to your Advert




# Property Description

The Property description is the perfect place to promote your property!



Main Details Hide



Area










Accommodation Type \*

Living Arrangement  [?]

Total number of bedrooms \*  [?]

Number of Floors in Property  [?]

Heating

Property Description [?]   **B** *I*       

Paragraphs: 0, Words: 0, Characters: 0

[Preview Advert](#) [Save for later](#) [Next >](#)

Here are some top tips on what to include:



Location of property – what is near (pubs, shops, restaurants, university)



Are any bills included/ special offers. As sometimes these are deal breakers for some students!



Including a floorplan in your property listing is crucial as it provides students with a comprehensive visual representation of the space



What's included within the property – how many rooms, whether they're double/single rooms – facilities such as garden, parking, kitchen etc...



Measurements are also a great way to show the true size of the property and may help attract students

Don't forget you can change your advert at any time of the year!



Hide

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### Suitable For

Couples

Postgraduates

Undergraduates

Staff

Family

Males

Females

Mixed Group

Wheelchair Users

Individuals

Pets

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### Number of Facilities

En-Suite

Double Beds

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### Shared Facilities

Washing Machine

Microwave

Double Glazing

Fridge Freezer

Lounge

Bathroom

Broadband Internet

Dishwasher

Garden

Parking

Bicycle Storage

Tumble Dryer

Television

Onsite Laundrette

Gym

Study Area

Common Room

Airport pick up

Onsite Management

Onsite Maintenance

Games Area

Cafe

Vending Machine

Outdoor Area

Accessible Rooms

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### Private Facilities

En-Suite

Television

Double Bed

Dining Room

Private Study

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### Safety & Security

It is vital to make sure you tick all of the appropriate boxes as students use these to filter exactly what they are looking for and we don't want your property to be missed!

The sustainable living section helps students see what is available in your property, it's a great idea to keep this section up to date.

## Photographs

Great photographs are essential as they can really showcase your property and help attract students!

Here are our top tips for getting brilliant photographs:



Landscape pictures are key for capturing the whole room! Modern phones often have wide angle options. Why not try selecting this option to help show most of the room. Or taking multiple shots of the room can also help if you cannot fit it all in the picture.



Natural lighting can be key for taking a great shot, however if a room is particularly dark, flash and lights can help make the shot clearer.



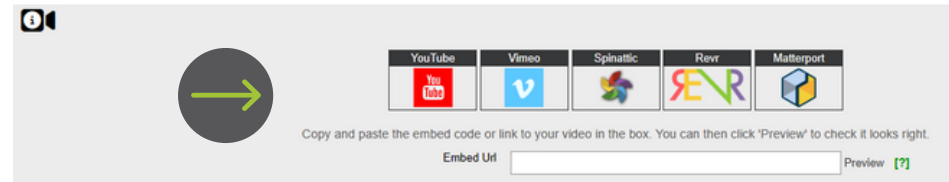
Make sure you take pictures of the whole property, including any parking, outdoor areas or unique features as these are great selling points!



Drag and drop your photos here



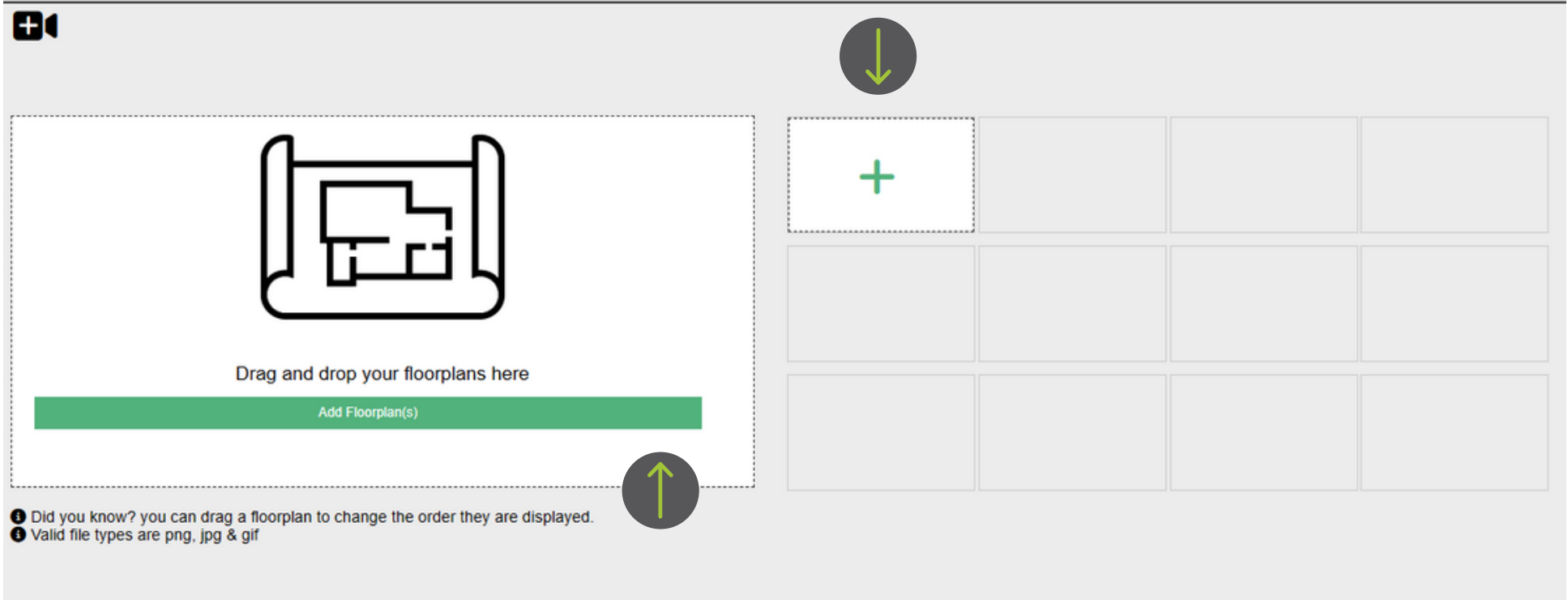
Add Photo(s)



Why not add a video tour to fully showcase your property.

## Floor Plans

Hide



Drag and drop your floorplans here

Add Floorplan(s)

- 1 Did you know? you can drag a floorplan to change the order they are displayed.
- 2 Valid file types are png, jpg & gif

Showcasing the size of your property, whether it is small or large can also help attract students to your advert.

By allowing Students to see the sizes of the rooms and the property will help them have a better understanding of the layout and if it is suitable to fit all their belongings in!

## Advert Details

The advert page allows you to create the property advert, including:

- The number of bedrooms that are available
- The price(s) to rent your accommodation/rooms
- Any Utilities that are included within your rent
- When the Accommodation is available from
- When you would like your advert to start.

Once this has been completed your advert is ready to be checked by Studentpad to make sure we have everything we need to make your property shine.

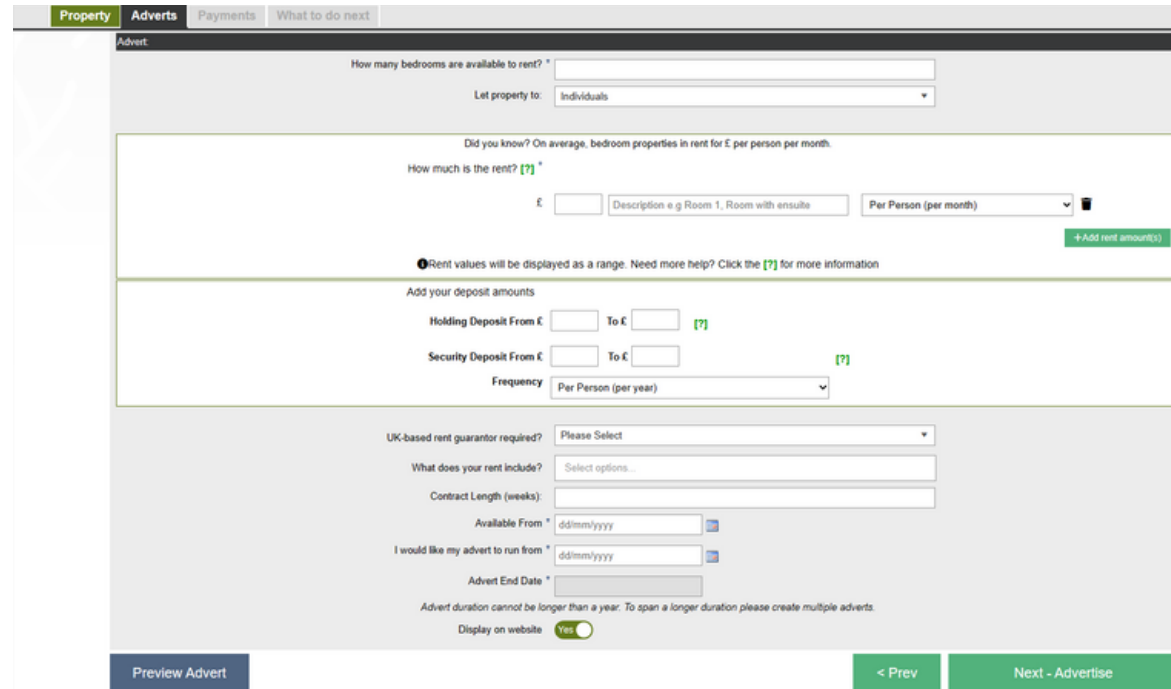
### Top Tips :



Try to be as flexible as you can – try to accommodate both individuals and groups.



Don't forget you can change your advert at any time of the year!



The screenshot shows the 'Advert' form in the Studentpad interface. The form is divided into several sections:

- Property Details:** Includes a dropdown for 'Let property to:' (set to 'Individuals') and a text input for 'How many bedrooms are available to rent?'.
- Rent Information:** A section titled 'Did you know? On average, bedroom properties in rent for £ per person per month.' It contains a 'How much is the rent?' field with a currency symbol (£), a description input (e.g., 'Room 1, Room with ensuite'), and a dropdown for 'Per Person (per month)'. A '+ Add rent amount()' button is visible.
- Deposit Amounts:** A section titled 'Add your deposit amounts' with fields for 'Holding Deposit From £' and 'To £', and 'Security Deposit From £' and 'To £'. A 'Frequency' dropdown is set to 'Per Person (per year)'.
- Guarantor and Inclusions:** A dropdown for 'UK-based rent guarantor required?' (set to 'Please Select') and a text input for 'What does your rent include?' (set to 'Select options...').
- Contract and Availability:** Fields for 'Contract Length (weeks)', 'Available From' (dd/mm/yyyy), 'I would like my advert to run from' (dd/mm/yyyy), and 'Advert End Date'.
- Display Options:** A note 'Advert duration cannot be longer than a year. To span a longer duration please create multiple adverts.' and a 'Display on website' toggle switch (set to 'Yes').

Navigation buttons at the bottom include 'Preview Advert', '< Prev', and 'Next - Advertise'.



# Thanks for reading

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