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## INFORMATION PROVIDER WEBSITE DISCLAIMER

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- 1.1 The content on Our Site does not constitute advice on which you should rely. It is provided for general information purposes only. Professional or specialist advice should always be sought before taking any action relating to tenancy or housing disputes.
- 1.2 We make reasonable efforts to ensure that the content on Our Site is complete, accurate, and up-to-date. We do not, however, make any representations, warranties or guarantees (whether express or implied) that the content is complete, accurate, or up-to-date.
- 1.3 The information we provide on tenant rights applies to Assured Shorthold Tenancies and thus apply to most students, although we would advise you consult your tenancy agreement to be certain of their applicability to your tenancy.
- 1.4 Although the information we provide refers to letting agents, it should be remembered that landlords ultimately remain responsible for ensuring their tenant's legal rights are adhered to and will be liable for compensation and any further enforcement action, although it is likely they will recover such costs from their incompetent or negligent letting agent.
- 1.5 Whilst our tenant right template emails are drafted to be professional and amicable, it is important to remember that the way in which you conduct yourself in a dispute with another party may have lasting implications on your relationship. Specifically, hostility towards your letting agent during a dispute may reduce the likelihood of them renewing your tenancy.
- 1.6 The information on Our Site is not designed with commercial purposes in mind. We make no representation or warranty that the content of Our Site is suitable for use in commercial situations or that it constitutes accurate data and / or advice on which business decisions can be based.
- 1.7 Insofar as is permitted by law, We make no representation, warranty, or guarantee that Our Site will meet your requirements, that it will not infringe the rights of third parties, that it will be compatible with all software and hardware, or that it will be secure. If, as a result of Our failure to exercise reasonable care and skill, any digital content from Our Site damages your device or other digital content belonging to you, if you are a consumer you may be entitled to certain legal remedies. For more details concerning your rights and remedies as a consumer, please contact your local Citizens Advice Bureau or Trading Standards Office.