mydeposits Scotland

Rental discrimination in Scotland: checklist for landlords and agents

1. Advertising and applications

- [ ] **Remove discriminatory wording**
  Do not exclude applicants because they have children or receive benefits
- [ ] **Handle enquiries fairly**
  Give all applicants the same opportunity to enquire, view and apply
- [ ] **Assess affordability consistently**
  Consider relevant benefit income alongside other income and do not reject applicants based on benefit status alone

2. Tenancy requirements

- [ ] **Apply guarantor requirements fairly**
  Ask for a guarantor only where you apply the same requirement to all applicants in similar circumstances
- [ ] **Request rent in advance**
  Apply any rent in advance requirements in the same way to all applicants. Do not ask for extra rent in advance because someone has children or receives benefits
- [ ] **Review existing tenancies**
  The requirements also apply to current tenants and ongoing tenancy management

3. Guarantors and rent in advance

- [ ] **Check mortgages and insurance**
  Make sure discriminatory restrictions are not being relied on when deciding who can rent a property
- [ ] **Keep clear records**
  Record affordability assessments and the reasons for application decisions
- [ ] **Train staff and agents**
  Review adverts, policies and procedures to make sure everyone applies the rules consistently