

## **Taking on a Lodger? ....**

As things continue to remain a little tough for the British economy it seems some people are looking at more ways to top up their income and help with the bills or offer a little more disposable income.

One option is to take in a lodger and we have been asked if there's an easier way to try this for the first time. We know renting out a room for the first time can be a little daunting so here are a few ideas to consider:

### **Short Term Lets**

If this is something you are trying for the first time you may want to consider a shorter term trial period. Perhaps 6 months initially with the option for both parties to extend if you feel it is working out ok. If you find it works well you can always extend the agreement for another 6 months. Many people have an even shorter trial period, even with a longer tenancy, so this shouldn't put people off.

Make sure you get a contract in place as this will help with setting the terms out in advance (as well as putting in writing what will happen at the end of the rental period).

Lawpack are a good source of [affordable lodger agreements](#).

### **Weekday Lets**

Milton Keynes is an area people commute to for work, and you may find you can rent your room weekdays only. The city also boasts many large employers and company HQ's which may also be attracting employees to the city just between Monday to Friday? This gives your lodger the benefit of cheaper rent and means you'll have the place to yourself at weekends.

Why not advertise both a Monday to Friday let alongside another advertisement for a full time lodger and see what response you receive. That way you'll actually increase the appeal of your room rather than limiting yourself. [SpareRoom.co.uk](#) has the option to list as a weekday only rent.

### **Term times**

If you let a room to a student or teacher you may be able to rent it out during term times and have the place to yourself in the holidays.

As you can see, taking in a lodger can be a flexible solution and there are options to suit most people, especially if you're new to renting out a room in your home.