

CANLLAW TAI @

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# HOUSING GUIDE



## CYNNWYS

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|  |           |
|--|-----------|
| <b>RHAGARWEINIAD</b>   | <b>3</b>  |
| <b>DOD O HYD I LETY</b>  | <b>6</b>  |
| <b>PETHAU I'W GWNEUD<br/>CYN SYMUD I MEWN</b>                      | <b>8</b>  |
| <b>RHESTR-WIRIO TAI</b>  | <b>10</b> |
| <b>SYMUD I MEWN</b>  | <b>12</b> |
| <b>GWYBODAETH YNGLŶN<br/>Â CHYTUNDEBAU</b>                         | <b>14</b> |
| <b>BLAENDALIADAU</b>   | <b>16</b> |
| <b>BETH FYDD YN DIGWY- DD OS BYDD<br/>POPETH YN MYND O CHWITH?</b> | <b>17</b> |
| <b>MYNEDIAD I'R EIDDO</b>  | <b>17</b> |
| <b>AFLONYDDU</b>   | <b>18</b> |
| <b>DADFEDDIANT</b>   | <b>18</b> |
| <b>BYW AR GYLLIDEB</b>   | <b>19</b> |
| <b>CYSYLLTIADAU</b>  | <b>21</b> |

## CONTENTS

---

|   |           |
|---|-----------|
| <b>INTRODUCTION</b>                                 | <b>4</b>  |
| <b>FINDING<br/>ACCOMMODATION</b>                    | <b>7</b>  |
| <b>WHAT TO WATCH OUT FOR<br/>BEFORE YOU MOVE IN</b> | <b>8</b>  |
| <b>HOUSING CHECKLIST</b>                            | <b>11</b> |
| <b>MOVING IN</b>                                    | <b>13</b> |
| <b>CONTRACT INFO</b>                                | <b>14</b> |
| <b>DEPOSITS</b>                                     | <b>16</b> |
| <b>WHAT HAPPENS IF IT ALL<br/>GOES WRONG?</b>       | <b>17</b> |
| <b>PROPERTY ACCESS</b>                              | <b>17</b> |
| <b>HARASSMENT</b>                                   | <b>18</b> |
| <b>EVICTON</b>                                      | <b>18</b> |
| <b>LIVING ON A BUDGET</b>                           | <b>20</b> |
| <b>CONTACTS</b>                                     | <b>21</b> |



## RHAGARWEINIAD

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Efallai ei bod yn anodd credu, ond mae hi bron yr adeg o'r flwyddyn pan fo rhai pobl yn dechrau meddwl am ble maen nhw'n mynd i fyw'r flwyddyn nesaf.

Mae'r flwyddyn ar ei hanterth nawr, a siŵr y bydd llawer ohonoch chi'n dal i deimlo eich bod chi ond newydd ddechrau, felly mae'r syniad o feddwl am y flwyddyn nesaf o'ch astudiaethau'n ymddangos ychydig yn wallgof. Ond mae'n dda cael y blaen, fel bod gennych chi ddigon o amser i wneud y penderfyniad cywir.

Mae Gwasanaeth Cyngori Undeb y Myfyrwyr yma i'ch helpu chi i ddod o hyd i'r atebion rydych chi'n chwilio amdany'n nhw, ac mae yno i'ch helpu chi i ddod o hyd i le y byddwch chi'n mwynhau treulio'ch blwyddyn nesaf neu fwy ynddo. Cofiwch nad ydych chi ar eich pen eich hun ac rydyn ni yma i'ch helpu chi,

boed yn gyngor gyda chontractau neu beth i chwilio amdano wrth fynd i edrych o amgylch tŷ neu fflat!

Mae'r Canllaw hwn wedi'i gynllunio i roi'r holl wybodaeth sydd ei hangen arnoch i'ch helpu chi yn ystod eich taith o benderfynu ar y camau y dylech eu cymryd nesaf.

Y gobaith yw y byddwch chi'n dod o hyd i le rydych chi'n ei garu ac yna'n cael blwyddyn ddi-drafferth, ond os byddwch chi'n dod ar draws unrhyw broblemau gyda'ch landlord neu'ch cyd-letywyr, yna dylai'r canllaw hwn allu eich helpu chi gyda hynny hefyd.

Felly dylech yn sicr ddarllen y canllaw hwn, ac os oes unrhyw beth rydych chi'n dal yn ansicr yn ei gylch ar ôl hynny - yna cysylltwch â'n cynghorwyr, a byddan nhw'n gwneud eu gorau i helpu.

**Pob lwc!**  
**UMAb**





## INTRODUCTION

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I know it is a little hard to believe, but it's almost that time of the year where some start to think about where they want to live next year.

This academic year is well underway now, and although I'm sure many of you still feel as though you're only just getting started, thinking about the next year of studies already may seem a bit crazy. I believe that now more than ever, signing a contract is a big decision that needs a lot of consideration, and we understand that you may have a lot of questions.

The Student's Union Advice Service is here to help you find the answers you're looking for, and it is there to help you find a place that you'll enjoy spending your next year or more in. Remember that you're not alone and we are here to help you,

be that advice with contracts or what to look out for when viewing a property!

This Guide is designed to give you all the information you should need to help you through your journey on deciding the steps you should take next. Hopefully you'll find a place you love and then have a hassle free year, but if you do encounter any problems with your landlords or house/flatmates, then this guide should be able to help you with that too.

So give this guide a good read and if there's anything that you're still unsure about after that - then just get in contact with our advisors, and they'll do their best to help.

**Good luck!**  
**AberSU**





## Mae angen mwy na chroesi bysedd

Wyddech chi fod Gwasanaeth Cyngtori  
UMaber yn darparu gwasanaeth gwirio  
cytundeb tai am ddim i fyfyrwyr Prifysgol  
Aberystwyth?

Peidiwch â gadael i neb roi pwysedd  
arnoch chi i arwyddo'n gynnar!

## Don't just cross your fingers

Did you know AberSU's Advice Service  
provides Aberystwyth University  
students with a free housing contract  
checking service?

Don't be pressured into signing early!

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**Ffôn**  
01970 621700

**Ewch i**  
[www.umaber.co.uk/cyngor](http://www.umaber.co.uk/cyngor)

**E-bost**  
[undeb.cyngor@aber.ac.uk](mailto:undeb.cyngor@aber.ac.uk)

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**Phone**  
01970 621700

**Visit**  
[www.abersu.co.uk/advice](http://www.abersu.co.uk/advice)

**Email**  
[union.advice@aber.ac.uk](mailto:union.advice@aber.ac.uk)

## DOD O HYD I LETY

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Fel arfer, mis Tachwedd yw'r amser y bydd myfyrwyr yn dechrau chwilio am eu cartref nesaf. Er y gall trefnu eich llety'n gynnar fod yn un peth yn llai i boeni amdano, cymerwch amser i edrych ar dai gyda'ch ffrindiau.

Gellir rhentu llety yn uniongyrchol drwy opsiynau llety'r brifysgol, gan, lanlord, asiant gosod neu ddarparwr neuaddau preifat.

Dyma rai o'n hintiau handi ar gyfer dod o hyd i'ch cartref nesaf:

### 1. Peidiwch ag arwyddo cytundeb heb edrych o amgylch y lle'n bersonol.

Gall teithiau rhithwir o amgylch eiddo fod yn fuddiol o ran rhoi sicrwydd ynghylch pryderon diogelwch; fodd bynnag, byddwch yn ymwybodol efallai nad yw'n gynrychiolaeth deg na chyfredol o'r hyn rydych chi'n arwyddo amdano.

### 2. Ystyriwch y cytundeb.

Cofiwch, unwaith y byddwch chi wedi arwyddo cytundeb, byddwch yn rhwym yn gyfreithiol i dalu am y llety tan ddiwedd y contract hwnnw.

### 3. Mae band-eang a chyfleustodau yn bwysicach nag erioed.

Gyda mwy o addysgu ar-lein, mae angen i chi sicrhau eich bod chi'n gallu cyrchu'ch addysg o bell, ac mae'n werth ystyried y byddwch chi efallai'n defnyddio mwy o drydan a nwy os oes angen i chi astudio gartref.

### 4. Dewis cyd-letywyr.

Ydych chi'n siŵr eich bod chi wedi dod o hyd i'r bobl rydych chi am fyw gyda nhw ar gyfer y flwyddyn academaidd nesaf? Dyma lawer o amser i fod yn treulio gyda phobl nad ydych efallai'n eu hadnabod yn dda iawn eto!

### 5. Ydych chi'n hoffi tŷ neu fflat fel y mae?

Sicrhewch fod unrhyw beth rydych chi am gael wedi'i newid neu ei drwsio mewn ysgrifen cyn arwyddo, a hyd yn oed wedyn, peidiwch ag arwyddo oni bai eich bod chi'n hapus i fyw yn yr eiddo fel y mae os nad yw'r pethau hyn yn digwydd.

### 6. Gwnewch eich ymchwil.

Gofynnwch i'r tenantiaid presennol am y tŷ a'u profiad nhw? Nid oes dim yn curo darganfod o lygad y ffynnon gan eraill. Gwiriwch yr holl gostau sy'n gysylltiedig â byw yno; a yw'r costau hyn o fewn eich cyllideb?

Beth am i chi fynd i'n Tudalen gymorth Tai a Llety ar gyfer mwy o gyngor defnyddiol.





## FINDING ACCOMMODATION

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Usually, November/December is the time students start looking to find their next home. Although sorting out your accommodation early on can be one less thing to worry about, take time to view properties and get to know your housemates.

Accommodation can be rented directly through the university's accommodation options, from a landlord, letting agent, or a private halls provider.

Here are some of our top tips to finding your next home:

### **1. Don't sign without viewing in person.**

Virtual tours of properties may be beneficial in providing reassurance over safety concerns; however, be aware that it may not be a fair or current representation of what you're signing for.

### **2. Consider the contract.**

Remember, once you have signed a contract you will be legally bound to pay for the accommodation until the end of that contract.

### **3. Broadband and utilities are more important than ever.**

With more teaching online, you need to ensure you are able to access your education remotely, and it's worth considering that you may be using more utilities if you need to study from home.

### **4. Who to live with?**

Are you sure you've found the people you want to live with for the next academic year? This is a lot of time to be spending with people you may not know very well yet!

### **5. Do you like it as it is?**

Ensure anything you want changing or fixing is put in writing before signing, and even then, only sign if you're happy to live in the property as it is if these things don't happen.

### **6. Do your research.**

Ask the current tenants about the house and their experience? Nothing beats finding out first-hand from others. Check all the costs associated with living there; is it within your budget?

Why not check out our Housing & Accommodation support page for more helpful advice.





## PETHAU I'W GWNEUD CYN SYMUD I MEWN

Ydych chi wedi dod o hyd i eiddo rydych chi a'ch ffrindiau'n hoff ohono? Gwych. Nawr mae'n bryd ystyried pethau fel...

- Ydy'r landlord neu'r asiantaeth gosod wedi cofrestru gyda Rhent Doeth Cymru?
- Ydy'r biliau'n rhan o'r rhent?
- Os na, beth yw effeithlonrwydd ynni'r eiddo?
- Oes gennych chi i gyd amser i weld yr eiddo, ac os nad gyda'ch gilydd, all y rheiny sy'n methu dod gael cipolwg rywbrdyd arall?
- Ai dyna'r fargen orau gall yr asiant gosod neu'r landlord ei chynnig?

## WHAT TO WATCH OUT FOR BEFORE YOU MOVE IN

So, you've found a property that you and your friends like the look of? Great. Now's the time to consider things like...

- Is the landlord or letting agent registered with Rent Smart Wales?
- Are bills included in the rent?
- If not what's the energy efficiency of the property like?
- Do you all have time to view the property and if not together can those who miss the viewing have a look round later?
- Is that the best deal the letting agent or landlord can do?



## BETH YW RHENTU DOETH CYMRU?

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Cynllun trwyddedu gan Lywodraeth Cymru i sicrhau bod landlordiaid ac asiantaethau gosod yn cydymffurfio â Deddf Tai (Cymru) 2014. Mae'n sicrhau bod yr eiddo'n cyrraedd safon benodol a gall fod yn rhan allweddol wrth chwilio am eiddo i sicrhau ei fod ar y rhestr! Felly ewch i [rhentudoeth.lly.cymru](http://rhentudoeth.lly.cymru)

## SUT MAE CAEL GWYBOD EFFEITHLONRWYDD YNNI EICH EIDDO?

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Pan fyddwch chi'n ymweld â'ch eiddo, gofynnwch i gael gweld y Dystysgrif Perfformiad Ynni (EPC) a gwirio graddfa'r eiddo. Bydd llefydd â graddfa D neu E yn debygol o gostio mwy o ran biliau gwres o'u cymharu â llefydd â graddfa A neu B. Cewch eich EPC pan fyddwch chi'n symud i mewn hefyd felly sicrhewch eich bod chi'n ei gwirio ac yn gwybod yr hyn i'w ddisgwyl yn y flwyddyn sydd i ddod.

## MAE RHENT YN DDRUD, FELLY COFIWCH GREU CYLLIDEB

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Cofiwch mai rhent fydd eich gwariant mwyaf bob mis, felly sicrhewch eich bod chi'n gallu fforddio'r eiddo cyn arwyddo a'ch bod chi'n cyllido r holl gostau byw eraill ar gyfer y flwyddyn!

## WHAT IS RENT SMART WALES?

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It's a licencing scheme run by the Welsh Government to make sure Landlords and Letting Agents comply with the Housing (Wales) Act 2014. It makes sure the property is up to certain standards and can really be a key part when looking for a property to make sure it's on the list! So check it out at [rentsmart.gov.wales](http://rentsmart.gov.wales)

## HOW DO YOU FIND OUT THE ENERGY EFFICIENCY OF YOUR PROPERTY?

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When you view your property ask to see the Energy Performance Certificate (EPC) and check the rating of the property. Places with a rating of D or E are likely to cost you more in heating bills compared with places with an A or B rating. You will receive your EPC when you move in as well so make sure to check it and know what to expect in the year ahead.

## RENT IS EXPENSIVE, SO REMEMBER TO BUDGET

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Remember that rent will be your single biggest outgoing each month so make sure you can afford the property before you sign and that you budget all the other costs of living for the year ahead!



## RHESTR-WIRIO TAI

CYFEIRIAD: \_\_\_\_\_

ASiant GOSOD EIDDO / LANDLORD: \_\_\_\_\_

RHENT: \_\_\_\_\_ YR WYTHNOS / MIS (DILÛWCH FEL SY'N BRIODOL)

BLAENDAL: \_\_\_\_\_ CYNLLUN GWARCHODAETH: \_\_\_\_\_

FFI ARWYDDO: \_\_\_\_\_ SGÔR (ALLAN O 10): \_\_\_\_\_

| CYFLWR / CYNNAL A CHADW                                      | Y | N |
|--|---|---|
| Oes golwg fod yr eiddo'n cael ei edrych ar ei ôl?            |   |   |
| Oes unrhyw arwyddion o adfeiliad neu gynnal a chadw gwael?   |   |   |
| Allwch chi weld neu aroglï lleithder neu arwyddion o lwydni? |   |   |
| Fydech chi'n hapus i ddod yn ôl i'r eiddo wedi nos?          |   |   |
| Ydy hi'n hawdd/rhad teithio i'r brifysgol oddi yno?          |   |   |
| Oes parcio?  |   |   |

| YSTAFELLOEDD A GOFOD  | Y | N |
|---|---|---|
| Ydy'r ystafelloedd gwely'n ddigon o faint?                                  |   |   |
| Oes digon o le i astudio a storio pethau?                                   |   |   |
| Oes digon o fannau y gallwch chi eu rhannu?                                 |   |   |
| Ydy'r gegin yn ddigon o faint?  |   |   |
| Oes digon o gypyrddau a lle yn yr oergell / rhewgell ar gyfer pawb?         |   |   |
| Oes digon o ystafelloedd ymolchi / toiledau?                                |   |   |
| Ydy'r ystafelloedd wedi'u gwyntyllu a'u gwresogi'n ddigonol?                |   |   |
| Ydych chi'n gwybod pa ddodrefn sydd wedi'i gynnwys, ac ydy hyn yn ddigonol? |   |   |

| DIOGELWCH A DIOGELEDD  | Y | N |
|--|---|---|
| Ydy'r eiddo'n ddigon diogel, oes cloeon ar y drysau a'r ffenestri? |   |   |
| Oes synwryddion mwg a carbon monoxide?                             |   |   |
| Oes gan yr eiddo Synhwyrdd Diogelwch Nwy cyfoes?                   |   |   |

| CWESTIYNAU AR GYFER Y TENANTIAID PRESENNOL                              | Y | N |
|---|---|---|
| Ydy gwaith trwsio'n cael ei wneud yn brydlon?                           |   |   |
| Ydy'r landlord / asiant gosod eiddo'n rhoi rhybudd cyn gwneud ymweliad? |   |   |
| Oedd yr eiddo'n barod pan fu i chi symud i mewn?                        |   |   |



## HOUSING CHECKLIST

ADDRESS: \_\_\_\_\_

LETTING AGENT / LANDLORD: \_\_\_\_\_

RENT: \_\_\_\_\_ PER WEEK / MONTH (DELETE AS APPROPRIATE)

DEPOSIT: \_\_\_\_\_ PROTECTION SCHEME: \_\_\_\_\_

SIGNING FEE: \_\_\_\_\_ SCORE (OUT OF 10): \_\_\_\_\_

### CONDITION AND MAINTENANCE

|   | Y | N |
|---|---|---|
| Does the property look well cared for?                        |   |   |
| Any signs of disrepair or poor maintenance?                   |   |   |
| Can you see or smell damp or signs of mould?                  |   |   |
| Would you be happy coming back to the property late at night? |   |   |
| Is it commutable to university easily/cheaply?                |   |   |
| Is there parking?   |   |   |

### ROOMS AND SPACE

|  | Y | N |
|--|---|---|
| Are the bedrooms of a good size?                               |   |   |
| Is there enough study and storage space?                       |   |   |
| Are there enough communal spaces?                              |   |   |
| Is the kitchen of a good size?                                 |   |   |
| Enough kitchen units/fridges/freezers for everyone?            |   |   |
| Is there enough bathrooms/toilets?                             |   |   |
| Are all the rooms well ventilated and heated?                  |   |   |
| Do you know what furniture is included and is this sufficient? |   |   |

### SAFETY AND SECURITY

|   | Y | N |
|---|---|---|
| Is there adequate security, good door and window locks? |   |   |
| Are there smoke and carbon monoxide detectors?          |   |   |
| Is there a current Gas Safety Detector?                 |   |   |

### QUESTIONS FOR THE CURRENT TENANTS

|  | Y | N |
|--|---|---|
| Are repairs carried out in a timely manner?                  |   |   |
| Does the letting agent/landlord give notice before visiting? |   |   |
| Was the property ready when moving in?                       |   |   |

## SYMUD I MEWN

Rydych chi wedi dod o hyd i'ch eiddo perffaith ac wedi llofnodi amdano, llongyfarchiadau! Nesaf yw hwyl a sbri symud i mewn. Gall symud eich holl bethau i eiddo newydd beri llawer o straen ond bydd troi'r eiddo'n gartref yn brofiad gwyach.

Dyma bethau ychwanegol i'w hystyried a'u gwneud pan fyddwch chi'n symud i mewn, naill ai cyn neu ar ôl i chi ymgartrefu ac ymlacio gyda phaned o de!

1. Sicrhewch fod eich blaendal wedi cael ei warchod a'ch bod chi'n gwybod o ba gynllun y mae'n rhan.

2. Sicrhewch fod popeth yn gweithio, does dim cloeon rhydd ar y ffenestri a does dim twll yn eich gwely!

3. Cwblhewch eich rhestr eiddo a chofiwch dynnu lluniau o'r lle cyn i chi ychwanegu eich holl bethau ynddo!  
Dylai rhestr eiddo gynnwys yr holl ddodrefn, cyfarpar ac eitem eraill a ddarperir gan ddarparwr y llety. Ar y dechrau, bydd gofyn i chi arwyddo'r ddogfen hon, sy'n datgan nid yn unig cynnwys yr eiddo, ond hefyd ei gyflwr!

4. Cadwch gofnod o'r ffigyrau ar y mesuryddion trydan a nwy (tynnwch luniau) a gwnewch ymchwil i weld a yw'n rhatach newid cyflenwr. Hefyd, os oes gennyt ti fesurydd dŵr yna byddem ni'n awgrymu nodi hyn.

5. Ystyriwch gael trwydded deledu (hyd yn oed os byddwch chi dim ond yn gwyllo ar eich gliniadur!)

6. Holwch bryd bydd y gwahanol finiau'n cael eu casglu.

7. Ystyriwch drefnu yswiriant cynnwys i warchod eich eiddo. Bydd yswiriant cynnwys yn gwarchod eich eiddo, gan nad yw yswiriant eich landlorid yn gwneud hynny. Gall tai myfyrwr fod yn darged hawdd i ladron, felly cymerwch ofal!

8. Diweddarwch eich cyfeiriad gyda'r brifysgol a'ch banc, ac ailgyfeiriwch unrhyw bost o'ch cyfeiriad blaenorol.

9. Cofrestrwch i bleidleisio trwy [www.gov.uk/cofrestru-i-bleidleisio](http://www.gov.uk/cofrestru-i-bleidleisio)

10. Dewch i adnabod eich cyd-letywr!



## MOVING IN

---

Now you've found and signed for that magical property you're living in, congratulations! Next comes the fun bit, moving in. It might be stressful shifting all your stuff to a new property but it'll be a fabulous experience making that space yours.

Here are some extra things to consider and get done when you move in, either before or after you've settled with a cup of tea!

1. Check whether your deposit has been protected and what scheme it falls under.
2. Check everything is working, no locks are loose on windows and your bed hasn't got a hole in it!
3. Complete your inventory and don't forget to take photos of the place before you add all your stuff!

An inventory is a list of all furniture, fittings and other items provided by the Accommodation Provider. At the beginning you should be asked to sign this document stating not only the contents of the property, but their condition too!

4. Record the electricity and gas metre readings (take photos) and investigate whether it's cheaper to switch providers. Also, if you have a water metre then we'd recommend recording this too

5. Consider getting a TV licence (even if you're only watching on your laptop!)

6. Find out which bins go out when.

7. Consider getting Contents Insurance to protect your possessions.

Contents Insurance will protect your possessions as you are not covered by your landlord's insurance. Student houses can be prime targets for opportunistic thieves so be prepared!

8. Update your registered address with the university and your bank as well as re-direct any other post from your previous address.

9. Register to vote via [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote)

10. Get to know your housemates!



## GWYBODAETH YNGLŶN Â CHYTUNDEBAU

Cofiwch, unwaith i chi arwyddo, bydd eich cytundeb tenantiaeth yn gyfreithiol-rwymol. Er bod hynny'n swnio fel rhywbeth sylfaenol, mae'n gallu bod yn hynod bwysig os nad ydych chi'n deall yr hyn rydych chi'n ei arwyddo.

Gall cytundebau weithiau fod yn anodd eu deall ac yn gymhleth, felly os nad ydych chi'n siŵr, gofynnwch i rywun ddarllen drosto ar eich rhan. Mae ein Gwasanaeth Cyngori'n darparu gwasanaeth gwirio cytundebau tai am ddim, felly os bydd yn peri dryswch i chi, galwch heibio i weld ein hymgynghorwr.

Sicrhewch eich bod chi'n deall y math o gytundeb rydych chi'n ei arwyddo hefyd. Os yw'n denantiaeth ar y cyd (pan fydd yr holl gyd-letywyr yn arwyddo'r un cytundeb) byddwch chi'n gyfrifol, ar y cyd ac yn unigol, am yr holl rent, ôl-ddyledion, biliau cyfleustodau a difrod i'r eiddo. Os bydd un neu fwy o'ch cyd-letywyr yn symud allan, gall y landlord ddal yr holl denantiaid sydd ar ôl yn gyfrifol am y taliad hwnnw, felly byddwch yn ofalus!

Bydd rhai darparwyr llety yn gofyn i chi ddarparu gwarantwr ar gyfer eich eiddo, sef rhywun sy'n cytuno i warantu unrhyw daliad rydych chi'n atebol amdano dan eich cytundeb. Darllenwch y ffurflen hon yn ofalus i sicrhau na fydd y gwarantwr hwn yn atebol i bawb sy'n byw yn yr eiddo yn achos tenantiaeth ar y cyd!

## CONTRACT INFO

Remember that once you've signed, you're tenancy agreement is legally binding. Although that sounds like a basic, it can be incredibly important if you don't fully understand what you are signing. Contracts can be difficult to understand and complicated sometimes so if you're not sure, get someone to read over it for you. Our Advice Service provides a free housing contract checking service, so if you're confused then pop in and see our advisor.

Make sure you understand the kind of contract you're signing as well. If it's a Joint tenancy (where all housemates sign the same contract) you become collectively and individually liable for any and all rent, arrears, utility bills and damage to the property. If one or more of your housemates move out then the landlord can hold all remaining tenants liable for that payment so be careful!

Some accommodation providers will ask you to provide a guarantor for your property, this is someone who agrees to guarantee any payment that you are liable for under your agreement. Read this form carefully to make sure this guarantor doesn't become liable for all those in the property in the case of joint tenancy!





## BLAENDALIADAU

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Gan amlaf, pan fyddwch chi'n arwyddo cytundeb, bydd eich landlord neu asiantaeth gosod yn gofyn i chi dalu blaendal rhag ofn i chi fethu talu'r rhent, eich biliau neu rhag ofn bod difrod i'r eiddo.

Talwch eich blaendal gyda siec neu gerdyn debyd/credyd a mynnwch dderbyneb sy'n dangos y swm a'r hyn mae'n cyfeirio ato. Rhaid i'ch landlord neu asiantaeth gosod warchod eich blaendal gan ddefnyddio cynllun awdurdodedig o fewn 30 diwrnod ar ôl ei gael.

Ar ddiwedd eich tenantiaeth, sicrhewch eich bod chi'n gadael yr eiddo yn yr un cyflwr ag oedd pan symudoch chi i mewn (gan ganiatáu am draul deg), a'ch bod chi wedi talu'ch holl rent ac unrhyw gostau eraill. Cofiwch nad oes modd dal arian yn ôl ar gyfer ôl traul a gwisgo rhesymol.

Yna, bydd angen i chi gytuno â'ch asiantaeth gosod neu landlord sut orau i gael y blaendal yn ôl atoch chi. Os na fyddwch chi'n dod i gytundeb i ddechrau, cysylltwch â'r cynllun perthnasol (mae gan rai ohonynt ddyddiadau cau cyfyng) sy'n gallu gweithredu fel canolwr.

## DEPOSITS

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In the majority of cases when signing a contract, your landlord or letting agent will ask you to pay a deposit in case of missed rent, unpaid bills or damage to the property.

Always pay your deposit by cheque or debit/credit card and get a receipt showing the amount and what it covers. Your landlord or letting agent must protect your deposit using an authorised scheme within 30 days of receiving it.

At the end of your tenancy, check you are leaving the property in the condition it was let to you in (allowing fair wear and tear) and make sure you have paid all rent and expenses for your time there. Remember deductions cannot be made for reasonable wear and tear.

Then you need to agree with you letting agent or landlord how best to get the deposit back to you. If you don't reach an agreement immediately, contact the relevant scheme (some have short deadlines) who can mediate.

## BETH FYDD YN DIGWYDD OS BYDD POPETH YN MYND O CHWITH?

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Byw mewn llety myfyrwyr yw un o brofiadau gorau'r Brifysgol i lawer o bobl. Ond weithiau bydd problemau annisgwyl, waeth pa mor galed byddwch chi'n paratoui ymlaen llaw neu'n ceisio eu hatal.

Mae gennym ni ganllawiau defnyddiol ar dai, anghydfod a'r hyn gallwch chi ei wneud i osgoi neu roi gwybod am unrhyw sefyllfaoedd sy'n digwydd. Maen nhw i'w gweld yma:

[www.umaber.co.uk/cynqor/taiallety](http://www.umaber.co.uk/cynqor/taiallety)

Yn y cyfamser, dyma awgrymiadau defnyddiol o'r canllawiau hynny i setlo unrhyw anghydfod!

## MYNEDIAD I'R EIDDO

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Mae gan bob tenant yr hawl i'r hyn mae'r gyfraith yn ei alw'n "fwynhad tawel" sy'n golygu bod gennych chi hawl i fyw yn yr eiddo fel eich cartref. Dylai'r landlord neu'r asiantaeth ofyn am ganiatâd cyn mynd i mewn i'r adeilad, a dylen nhw roi rhybudd ysgrifenedig o leiaf 24 awr cyn cynnal unrhyw archwiliad, gwneud gwaith trwsio neu dywys darpar denantiaid o amgylch y lle, os bydd eich cytundeb yn caniatáu i bobl ddod i weld yr eiddo yn ystod y cytundeb. Dylai hyn fod ar adegau sy'n gyfleus i chi hefyd.

## WHAT HAPPENS IF IT ALL GOES WRONG?

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Living in student accommodation for many is one of the great experiences of going to University. However sometimes unexpected problems occur no matter how hard you plan ahead or try to prevent them.

We have some handy guides to housing, disputes and what you can do to avoid or report any situations that do happen which can be found here:

[www.abersu.co.uk/advice/housingandaccommodation](http://www.abersu.co.uk/advice/housingandaccommodation)

For now, here's some handy tips from those guides to settle any disputes should they arise!

## PROPERTY ACCESS

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All tenants have a right to what the law states to be "quiet enjoyment" which means you have a right to live in the property as your home. The landlord or agent should ask permission before they enter the premises and should give you at least 24 hours' written notice of an inspection, to carry out repairs or to show prospective tenants around if your contract allows viewing during the contract. This should also be at reasonable times for you.



## AFLONYDDU

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Mae modd dehongli problemau fel y landlord yn ymweld â'r llety'n ddirybudd, neu mor aml ac ar adegau mor anghyfleus nes bod y tenantiaid bellach ddim yn teimlo'n ddiogel yn eu cartref eu hunain, fel ffurf o aflonyddu. Ymhlith mathau eraill o aflonyddu mae ymyrryd â gwasanaethau fel nwy, trydan neu ddŵr yn ogystal ag ymddwyn yn fygythiol neu gam-drin. Mae aflonyddu'n drosedd ac mae'n groes i hawliau'r tenant dan gytundeb tenantiaeth, ond cyn gwneud honiadau, mae'n bwysig sicrhau does dim esboniad diniwed, felly cysylltwch â ni i drafod eich opsiynau.

## DADFEDDIANT

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Os bydd eich landlord yn honni eich bod chi wedi torri eich cytundeb tenantiaeth ac yn gofyn i chi adael, cysylltwch â ni ar unwaith i drafod y sefyllfa. Rhaid i bob landlord ddilyn gweithdrefnau cyfreithiol arbennig er mwyn troi allan tenantiaid (hyd yn oed os bydd cyfnod penodol y denantiaeth wedi dod i ben). Mae'r broses yn dibynnu ar y math o denantiaeth sydd gennych a ffactorau eraill, felly cysylltwch â ni i drafod eich opsiynau cyn gynted â phosib.

Felly sicrhewch eich bod chi'n osgoi'r holl anghydfod hyn drwy gyfeirio at y dudalen ddefnyddiol ar gyfrifoldebau tenantiaid! Gallai hyn eich helpu chi yn yr hirdymor.

## HARASSMENT

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Issues such as the landlord entering the accommodation without notice, or so often and at such times that the tenant no longer feels secure in their own home could be interpreted as a form of harassment. Other forms of harassment include interfering with services such as gas, electricity or water as well as threatening or abusive behaviour. Harassment is a criminal offence and a breach of the tenant's rights under a tenancy agreement, but before making allegations it is important to make sure there is not an innocent explanation, so get in contact to discuss your options.

## EVICITION

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If your landlord claims you have broken your tenancy agreement and asks you to leave get in contact to discuss urgently. All landlords have to follow special legal procedures in order to evict tenants (even if the fixed period of the tenancy has ended). The process depends on the type of tenancy you have and other factors, so get in contact to discuss your options as soon as possible.

So make sure to avoid all those disputes by referring back to the handy page on tenants responsibilities! It could help you out in the long run.



## BYW AR GYLLIDEB

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Rydyn ni'n gwybod bod costau byw yn bryder i bawb ar hyn o bryd, ac rydyn ni am eich cefnogi chi!

Edrychwch ar ein tudalen we [Costau Byw](https://www.umaber.co.uk/cyngor/arianac-hyllid/cyllidebuadyled/) i ddarganfod mwy am ein mentrau, gan gynnwys y Free Hub. <https://www.umaber.co.uk/cyngor/arianac-hyllid/cyllidebuadyled/>

Cegin Gymunedol: lle mae bwyd dros ben ar y campws ar gael am ddim (yn Underground yr UM)! Gallwch hefyd gymryd a pharatoi bwyd dros ben yma!

Gall byw o fewn cyllideb fod yn anodd i rai, yn enwedig pan mae'r profiad hwn yn un newydd, felly dyma gyngor defnyddiol gennym ni yma yn Undeb y Myfyrwyr a'n myfyrwyr!

"Rhowch gyfran o'ch benthyciad o'r neilltu ar ddechrau'r tymor fel na fyddwch chi'n rhedeg allan cyn diwedd y tymor."

"Gwiriwch y cyfraddau cyfnewid arian tramor os ydych chi'n fyfyrwr rhyngwladol!"

"Cadwch lygad allan drwy'r amser am eitemau rhatach (tagiau melyn)"

"Sbageti gwerth 20c o Tesco a saws cartref yw eich ffrind."

"Cynlluniwch brydau bwyd gyda'ch fflat a rhannwch y gost/bwytwewch yn iachach!"

"Prynwch gerdyn bws"

"Does dim curo Spaghetti Tesco am 75c a saws cartref"

"Gwnewch y gorau o gynigion—prynwch gerdyn TOTUM, defnyddiwch gynigion o ffeiriau'r glas, defnyddiwch gynnig ar aelodaeth o'r gampfa."

"Cynlluniwch brydau bwyd ymlaen llaw. Fyddwch chi ddim yn gwastraffu arian na bwyd"

"Coginiwch swp mawr o stiw/cawl ar ddechrau'r wythnos. Mae'n rhad a chewch ginio am weddill yr wythnos/rhewch ef."

"Cadwch rywfaint o arian o'r neilltu drwy'r amser rhag ofn."

"Rho yr arian fydd angen arnat ti at yr wythnos ar dy Gerdyn Aber, a gad dy gerdyn banc gartref."

"Osgowch orddrafft ar bob cyfrif. Mae'n anodd ei glirio a dydyn nhw ddim yn helpu gyda chyllidebau!"

Os ydych chi'n cael trafferth fawr yn ystod y flwyddyn ac mae angen cyllid brys arnoch chi, cysylltwch â Chymorth i Fyfyrwyr am wybodaeth am y Gronfa Galedi maen nhw'n ei chynnig. Cewch wybod mwy yma: [www.aber.ac.uk/cy/student-support/current-students/money/](https://www.aber.ac.uk/cy/student-support/current-students/money/)

Manteisiwch ar aelodaeth am ddim o'r gampfa pan fyddwch chi'n byw yn neuaddau'r Brifysgol, bwytwewch mewn grwpiau a gwnewch gynlluniau bwyd. Rydyn ni hefyd yn deall nad yw benthyciadau myfyrwyr bob tro yn ddigonol, felly gall gael hyd i swydd ran amser helpu i gadw ar ben dy arian

## LIVING ON A BUDGET

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We know that right now the cost of living is a worry for everyone, and we want to support you!

Check out our [Cost of Living](#) webpage to find out more about our initiatives, including the Free Hub.  
<https://www.abersu.co.uk/advice/moneyandfinance/budgetingdebt/>

Community Fridge: where surplus food on campus is available for free (in the SU Underground)! You can also take and prepare surplus food here!

Living within a budget can be hard for some, especially when you've never had to do it before so here are some handy tips from us here at the Students' Union and our students!

"Try to save a chunk of your student loan at the start of term so you don't run out before end of term."

"Check exchange rates if you're international"

"Always keep an eye out for reduced items (yellow tags)"

"75p Tesco spaghetti and homemade sauce is your friend."

"Plan meals with your flat and share the cost/eat healthier!"

"Make the most of offers!"

"Plan meals in advance. Save money and don't waste food"

"Make a big pot of stew/soup at the start of the week. Cheap and provides lunch all week/freeze it."

"Always save some money for rainy days."

"Top up the money you will need for the week to your AberCard, and leave your bank card at home"

"Avoid having an overdraft at all costs, they're hard to pay off and don't help with budgets!"

If you're really struggling throughout the year and are in need of urgent finance, then get in touch with Student Support for information on the Hardship Fund they offer. You can find out more here: <https://www.aber.ac.uk/en/studentsservices/money/managing-money/thestudenthardshipfund/>

Live well for less and make use of the gym membership you get free when living in University Halls, eat in groups and do meal plans. We also appreciate student loans are not always enough, so finding yourself some part-time work can help top-up your finances



## CYSYLLTIADAU

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Dyma gysylltiadau defnyddiol rhag ofn y bydd angen unrhyw beth arnoch chi yn ystod y flwyddyn. Cewch gysylltu â ni unrhyw bryd drwy ddefnyddio ein manylion isod neu gyda llawer o'r gwasanaethau eraill sydd gan Aberystwyth i'w cynnig.

**Gwasanaeth Cyngori UMAber**  
[www.umaber.co.uk/cyngor](http://www.umaber.co.uk/cyngor)  
Ffoniwch: 01970 621700

**Swyddfa Lety Prifysgol  
Aberystwyth**  
[www.aber.ac.uk/cy/accommodation/about-us](http://www.aber.ac.uk/cy/accommodation/about-us)  
Ffoniwch: 01970 622984 neu 01970 622900 (llinell gymorth 24/7)

**Gwasanaethau Cymorth i Fyfirwyr**  
[www.aber.ac.uk/cy/student-support](http://www.aber.ac.uk/cy/student-support)  
Ffoniwch: 01970621761

**Cyngor Ar Bopeth**  
<https://www.cabceredigion.org/>  
Ffoniwch: 0800 702 2020 (llinell gyngor)

**Shelter Cymru**  
[sheltercymru.org.uk/cy/cysylltwch-a-ni/](http://sheltercymru.org.uk/cy/cysylltwch-a-ni/)  
Ffoniwch: 08000 495 495

## CONTACTS

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Here's some handy contacts in case you need anything throughout the year. You can always get in contact with us using our details below or with many of the other services Aberystwyth has to offer.

**AberSU Advice Service**  
[www.abersu.co.uk/advice](http://www.abersu.co.uk/advice)  
Call on 01970 621700

**Aberystwyth University  
Accommodation Office**  
[www.aber.ac.uk/en/accommodation/about-us/](http://www.aber.ac.uk/en/accommodation/about-us/)  
Call on: 01970 622984 or 01970 622900 (24/7 help line)

**Student Support Services**  
[www.aber.ac.uk/en/student-support/](http://www.aber.ac.uk/en/student-support/)  
Call on: 01970621761

**Citizens Advice Bureau**  
<https://www.cabceredigion.org/>  
Call on: 0800 702 2020 (advice line)

**Shelter Cymru**  
[sheltercymru.org.uk/contact-us/](http://sheltercymru.org.uk/contact-us/)  
Call on: 08000 495 495