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Being a landlord isn't always straightforward. We get it.

As well as various checks and paperwork that are required by law, there are also a few other tests or certificates you could look into to help your career as a landlord get off to the right start, and keeping track of all of it can be a struggle.

So from the must-haves to the nice-to-haves, follow our checklist of the most important landlord paperwork to help you keep up to date with all of it year in, year out.

Item	Status	Got it?	Date received	Renewal date	Notes
 Energy performance certificate (EPC) Proof of how energy-efficient your property is, rated from A to E.					
 Gas safety certificate (CP12) Evidence that your property's appliances has been approved and deemed safe by a gas-safe engineer.					
 Tenancy deposit scheme A government-approved account in which to keep your tenant's deposit safe.					
 Right to rent check Confirmation that your tenant has the right to live in the UK. Must be done for every tenant, regardless of race or background.					
 Tenancy agreement Legally binding contract outlining the terms of the tenancy, setting out exactly what is expected of each party.					
 Landlord association membership Membership of a peer-to-peer support network of landlords, offering advice, resources and information.					
 Inventory A list of everything in your property – from small items like cutlery up to big ones like electrical appliances, helping you to keep track of your items.					
 Enhanced electrical inspection certificate (E2) Proof that all electrical appliances in your property are safe to use, certified by a qualified engineer.					
 Landlord accreditation Certificate showing you are an approved landlord who follows best practice, agrees to a code of conduct and has undergone any necessary training.					
 Residential landlord insurance An extra level of protection from standard home insurance, covering landlord-specific issues like rehousing tenants in case of emergency.					

KEY:  MANDATORY  NICE TO HAVE / RECOMMENDED  APPLICABLE IN SCOTLAND ONLY  APPLICABLE IN ENGLAND ONLY

For more help and advice to help you on your landlord journey, visit AXA's Landlord Advice site at axa.co.uk/insurance/business/residential-landlord-insurance/advice 