

# THINGS TO CONSIDER:

## WHILST VIEWING A PROPERTY

### General property condition:

- Signs or history of dampness/ mould or condensation?
- Type of heating system?
- Can you access the meters?
- Is there a Smart meter?
- Double glazing doors and windows?
- Do the electrics look safe?
- Have you seen Energy Performance Certificate?

### Furniture and fittings:

- What furniture is/is not provided?
- What white goods are provided?
- What condition is the furniture in?
- What condition are the curtains/ carpets in?
- Extractor fans in the bathroom/ kitchen?
- Is there enough storage space?
- Negotiate mattress covers/ replacements

### Safety:

- Can you see any loose wiring?
- Ask if there is a current Electrical Condition Inspection Report
- Are there any gas appliances?
- Are there smoke alarms on each floor?
- 3 or more tenants? Ask if needs an 'HMO' licence?
- How secure are the front/back doors and windows?
- What's the crime level in the area? Is there a burglar alarm?



**Book an appointment with your Student Advice Centre (SAC)**

### Outside Space:

- Is the yard/garden clear and secure?
- Is the outside area communal with other property?
- Is there a garden to maintain?
- Is there secure storage for bikes etc?
- Is there external lighting?

### Management:

- Managed by an agent or by the landlord?
- Does the landlord seem approachable?
- Out of Hours contact in Emergency?
- Look on Mark Out of Tenancy for Reviews

### Location and Transport

- How far is it to university?
- How far away is the nearest supermarket?
- Is the property on a bus/metro route?
- Do you need a parking permit?
- Is it noisy at night? E.g. located above a bar or restaurant?

### Cost

- Is a holding deposit needed?

### Careful!

- How much is the rent?
- How does it compare to other areas?
- Will you have to pay a deposit?
- Is payment for rent needed in advance?
- Book an appointment with your Student Advice Centre (SAC) this line is in the blue swish

# PROPERTY CHECKLIST

## House 1

Address:  
Price:  
Contact/Agent:

Contract Dates:

## House 2

Address:  
Price:  
Contact/Agent:

Contract Dates:

## House 3

Address:  
Price:  
Contact/Agent:

Contract Dates:

## House 4

Address:  
Price:  
Contact/Agent:

Contract Dates:

## House 5

Address:  
Price:  
Contact/Agent:

Contract Dates:

## House 6

Address:  
Price:

Contract Dates:

# LOOKING

	1	2	3	4	5	6
Area	1/10					
Comfort	1/10					
Quality	1/10					
Cleanliness	1/10					
Furniture	1/10					
Lounge	1/10					
Storage Space	1/10					
Yard	1/10					
Size	1/10					
Dryer	YES/NO					
Dishwasher	YES/NO					
Toilets	3					
Showers	2					
Fridges	1					
Freezers	1					
Small Rooms	2					

# PROPERTY CHECKLIST

## THINGS TO CONSIDER:

### WHILST VIEWING A PROPERTY

- Will my holding deposit be refunded or used as the rent / security deposit?
- How are utilities paid?
- What's the average monthly heating bill?
- Have I been given a breakdown of payments and which are refundable?
- Do I have to provide a guarantor?
- Can my guarantor be limited to a percentage of any liability, based on tenant ratio?
- Do I have any doubts?
- Is the property a Licensable house in multiple occupation (HMO)?
- Can I have copy of the inventory before I sign?
- Is this a sub-let?
- Could this be a scam?
- Can I rent a room in a shared house on an individual contract?

### Can I provide?

- A holding deposit (1 weeks rent)
- A security deposit (5 weeks rent)
- Advance rent
- Right to Rent Documents
- A UK based guarantor

### Virtual Viewings

- Virtual Viewings can help with browsing/shortlisting properties.
- Be wary of using this as a sole means of decision making. Ideally physically view before you commit (via payment or signing anything)
- Make records of any information shown, said or given. Download the video and record the date it was made.
- Property promotion and advertisement is covered by Consumer Protection law.
- Be wary of disclaimers absolving business on virtual viewings accuracy. They should not show property more favourably than it is.
- Is a Managing Agent a member of a professional body?
- Which Independent Redress Scheme is the Agent a member of?
- Which Client Money Protection scheme is the agent a member of?
- Does the agent or the landlord hold the security deposit and if not is it in a Custodial scheme?
- Is the agent a Let Only agent or a Managing agent?

### Some Questions to ask if an agent is managing the property ....

### Some general questions to ask:

- Have I been given a copy of the tenancy agreement before I pay the holding deposit?

**If you are at all unsure what you are agreeing to, please read the SAC Housing advice pages and/or seek advice before you pay the HOLDING DEPOSIT**

**Book an appointment. [nusu.co.uk/sac](https://www.nusu.co.uk/sac)**