



Your Property Checklist

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| Address: |
| Letting Agent/Landlord: |
| Price per Month/Week: |

Before you view any house, be sure you’re happy with the location, cost and any roommates you’re choosing to live with. Once a viewing is booked, write down the details for each house so you’re prepared:

Don’t forget to ask questions during the viewing and note the answers as you go:

Utilities

1. How much are the bills per month?
2. Is the house easy to heat?
3. Are water charges included in the rent?
4. Is there an option to go ‘bills included’?
5. Is Wifi included? What’s the connection speed like?
6. Can you see the most recent gas & electric certificates?
7. How well does the shower work? (Check the water pressure, you don’t want a trickle!)
8. If there is more than one bathroom, can two showers be used at once?
9. Do all the sinks drain efficiently?

Security

1. Does the property have a working burglar alarm?
2. Is the house easy to secure?
3. Are all the external doors solid?
4. Does the property have double glazing?
5. Do the downstairs windows have locks?

Furnishings

1. Does the house have all the necessary furnishings you need?
2. Does any of the existing furniture belong to the current tenants?
3. Are all the furnishings in good condition? Including carpet/wallpaper etc.
4. Are the beds in good condition? Are they comfortable?
5. Are there any signs of damp? Look out for damp smells and patches of grey/black mould on the walls.

Kitchen

1. Is there enough storage for the number of occupants?
2. Is the fridge/freezer big enough?
3. Is the kitchen/dining space big enough for the occupants?

Exterior

1. Is the garden/exterior maintained by the Landlord?
2. Have the gutters got weeds growing out of them?
3. Is there space for parking or bike storage?
4. Do you need a parking permit?

Contract

1. Does the contract clearly state what the rent includes?
2. Do you know which tenancy deposit scheme your deposit will be held in?
3. Do you need a guarantor?
4. Is contents insurance included?
5. Do you know what type of contract you’re signing?
6. Do you know when the contract begins and ends?
7. Who manages the property? Your dealings will be with them.

Money

1. Are there any extra fees? Admin fees etc.
2. Is there a summer rent discount?
3. How is the rent paid? Monthly/termly/quarterly?

General

1. What do the tenants think of the landlord/agent? Have their needs been met?
2. Does each room have enough sockets?
3. Does anything need fixing before you move in? Get any agreement in writing.
4. Are there shops nearby?
5. Is public transport accessible?
6. Are any extra services included? Window cleaning, gardening etc.
7. Is the Landlord a member of the Unipol Code?