

# CHECKLIST

This list provides a guide to some of the things that you should consider when looking for houses to rent. They are not all legal requirements.

Property 1

Property 2

Property 3

## General Condition of the Property

	Property 1	Property 2	Property 3
Is the roof and exterior in good repair?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there double glazing and are the windows in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are inside walls free from damp, mould and cracks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate heating in all rooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any signs of problems with the plumbing, leaking pipes etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there sufficient electrical sockets in each room?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there adequate facilities and communal space for the number of people sharing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check what furniture will be provided, is it adequate and fire resistant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Safety and Security

Is there a current gas safety record for the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there any working fire detection equipment, such as fire/smoke alarms and a fire blanket in kitchen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there an electrical safety certificate or has wiring been checked within the last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate security - solid doors with good locks, window locks, external lighting, burglar alarm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there instruction manuals for appliances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the property have broadband and adequate wifi provision?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there an Energy performance Certificate for the property and what is the rating?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Contract

Property 1

Property 2

Property 3

Who is the landlord and/or agent and is their address on the contract?

Is it a joint or sole contract?

Is there a copy of a contract available to look over and get checked by the Student Advice Centre?

Are there any fees? (if so get details in writing)

How long is the tenancy?

What is the rent, how is it paid?

Are the bills included? Is there a cap?

How much is the deposit, and in which scheme is it protected?

Are there any extra charges a landlord might make?

Will the landlord provide an inventory when you move in?

Does the landlord intend to carry out any improvements/repairs before you move in?

If so, can this be written into the contract with details of compensation if not completed on time?

Does the property have a HMO licence? (applicable if the property has 3 storeys and 5 or more people)

What redress scheme does the agent use?

## Comments