

House Hunting Checklist

Take this checklist with you when viewing a property, tick each box when you are satisfied that you have an answer BEFORE you sign a tenancy agreement.

Address of property	
Contact Details of Landlord	

Agreements



The Tenancy

When does the tenancy start?	
Is the tenancy fixed in length?	
Is there a break clause that allows you to leave early?	
Do you know what type of tenancy you would be required to sign? Is the tenancy a shared or joint one?	
Has the landlord got an Energy Performance Certificate? www.gov.uk/buy-sell-your-home/energy-performance-certificates	

Financial Considerations

How much is the rent? Are any bills included?	
When is the rent payable? (every 4 weeks/Month/term) What method of payment will you be expected to make?	
How much of a deposit is required? What Deposit Protection Scheme will be used?	
Do you have to pay full rent over the summer, or will they accept a retainer?	
Are there any other charges in the contract (i.e. a holding or administrative fee)?	

The Property

The Outside

Does the outside of the property appear to be in good condition? (This would include no broken guttering, no damage to the roof, no cracked windows, boundary walls in good condition and a solid front and back door).	
Does the house have double glazing? This can save money on heating bills.	
Is there a garden? (Who is responsible for the maintenance of the garden?)	

The Inside

Is it in good condition? (This includes no signs of damp, flaking paint, infestations of any kind, loose wires and all appliances and lights work).	
Is there adequate heating in all of the rooms?	
Have you checked the bathroom(s) and made sure taps are not leaking? Does the shower work properly? Are the sealants around the bath and shower intact? Does the toilet flush?	
Are there enough facilities (e.g. Kitchen appliance and cupboard space, bathrooms, electrical points etc.) for the number of tenants?	
Are the bedrooms different sizes? How will you decide who gets which room?	
Are you allowed to change the decoration in the property?	

Furniture

What furniture is included? Does any of the furniture belong to the current tenants?	
Is all of the furniture in good condition?	

Location

Is the property in an area convenient for your studies, work and social life?	
Is the property within a suitable distance to local public transport and local amenities?	
Is there a space for parking? Are parking permits required?	

Security and Safety Checks

Do the downstairs windows (if any) have locks? Are the locks of good quality and secure?	
Have all previous tenants returned their keys?	
Is there a safety blanket and fire extinguisher in the kitchen?	
Is there a Landlord's Gas Safety Record available to view (required by law)?	
Do the furnishings comply with the latest fire safety regulations (1989 Fire and Furniture Regulations)?	
Are there enough smoke alarms? Do they work?	
Is there a carbon monoxide detector present?	
Is there an easy means of escape in the event of a fire?	

USE THIS SECTION FOR YOUR OWN NOTES:**REMEMBER:**

- IF THE LANDLORD AGREES TO UNDERTAKE ANY REPAIR WORK/ PROVIDE ANY ADDITIONAL FURNITURE ETC. GET IT IN WRITING!!
- DO NOT SIGN A CONTRACT UNLESS YOU ARE HAPPY TO BE BOUND BY THE TERMS WRITTEN IN IT!!