

# Checklist

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***Remember: If you have agreed anything verbally with the landlord, whether it be additional furniture, repairs or dates to pay rent, please make sure you get these in writing and signed by the landlord.***

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## Area

- Is the house in a convenient location for pubs, shops and the campus?
  - Are there good public transport links? Can you get home safely?
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## Licensing

- Does the property have a current HMO Licence for the number of people seeking to share property?
  - Ask the landlord or letting agent for a copy of the licence and if in any doubt seek advice from your local authority.
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## Gas & Electricity

- Is there a copy of a Gas Safety Register for the gas appliances?
  - Is the heating in the house adequate (imagine whether it will be adequate in the middle of winter)?
  - Does the cooker work?
  - Has the wiring been checked within the last 5 years?
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## Plumbing

- Do all the sinks drain?
  - Have you tried all the taps?
  - Does the toilet flush or leak?
  - Are there any signs of pests (mouse droppings, slug trails, fleas) in the house?
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## Security

- Is the house secure?
- Does the property have a working burglar alarm?
- Are all the external doors solid?
- Are all external doors and door locks adequate?
- Are the ground floor bedroom curtains lined or thick enough?
- Are there smoke detectors and fire extinguishers?

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## Furniture

- Has the house got enough furniture for the occupants?
- Is all the furniture in good condition?
- Does the sofa meet with fire regulations?
- Is there sufficient space in the kitchen to store and prepare food stuff?
- Is any of the furniture the property of existing tenants?
- Is the fridge/freezer big enough?

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## Outside the property

- Does the roof look sound (you can check for damp from inside the house)?
- Have the gutters got plants growing out of them?
- Are the drains clear?
- Is any of the woodwork rotting or unsafe?

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## Money

- What are you paying for in your rent and is it clear from your contracts?
  - Have you paid a deposit? If so, have you received your Tenancy Deposit protection Scheme Certificate?
  - Are you or the owner responsible for water charges/other bills?
  - How much will it cost to heat the house?
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## Services

What services is the owner providing for you, if any? Window cleaning, gardening, lighting of common parts, rubbish and refuse disposal?

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## Insurance

Do you wish to be insured; have you shopped around for insurance companies?

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## Agreements

Do you know what the contract means?

If so what type of contract is it?

Are you jointly liable with other tenants?

Is there an inventory of furniture etc.?

Have you talked to the previous occupants of the house and asked them if they have any comments that would help you?

Have you been given a copy of the contract you have signed?

Have you got a written agreement for any repairs/alterations that need doing?

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## Owner/ Landlord

Do you know the owner's name, address and telephone no.?

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## Rate Your Student Home

You can look up properties to find a review, and even find local estate agents too.

Visit the website [here](#).

