

house hunting checklist



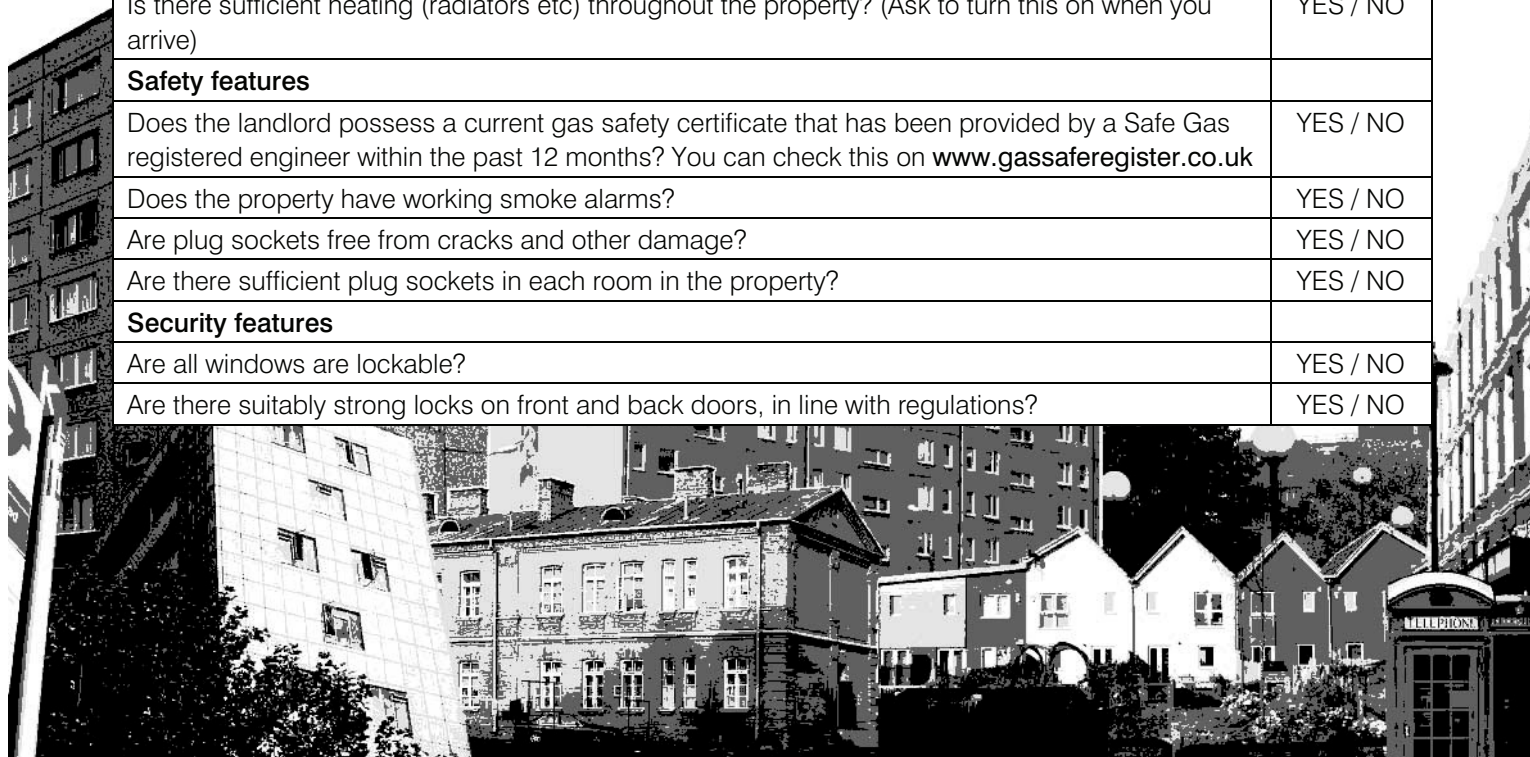
Address of property _____

Number of rooms _____ Number of floors _____

Contact details of landlord _____

Rent per week per tenant £ _____

	Delete as applicable
Location of property	
Is the property in an area convenient for your studies and social life?	YES / NO
Is the property within a suitable distance to local public transport and local amenities?	YES / NO
Would you feel sufficiently safe walking around the area during the day or in the evening?	YES / NO
External features	
Does the exterior of the property appear well maintained? This would include no broken guttering, no damage to the roof e.g. missing roof tiles, no cracked windows panes and solid front and back doors	YES / NO
Are all boundary walls are in good condition e.g. no missing sections or crumbling bricks?	YES / NO
Are there sufficient bins for the property, including recycling?	YES / NO
If there is a garden:	
Is the garden is well maintained and clear of any rubbish?	YES / NO
Is the landlord/agent is clear about who is responsible for the maintenance of the garden?	YES / NO
Internal features	
Is there sufficient communal living space?	YES / NO
Do bedroom sizes meet the household's expectations?	YES / NO
Does the interior of the property appear well maintained? This includes no signs of damp, hot water and heating work, décor and furniture in good condition, no outstanding issues of disrepair and all the appliances and lights work (speak to the current tenants)	YES / NO
Are there enough facilities (e.g. kitchen appliances and cupboard space, bathrooms) for the number of tenants?	YES / NO
Is there sufficient heating (radiators etc) throughout the property? (Ask to turn this on when you arrive)	YES / NO
Safety features	
Does the landlord possess a current gas safety certificate that has been provided by a Safe Gas registered engineer within the past 12 months? You can check this on www.gassaferegister.co.uk	YES / NO
Does the property have working smoke alarms?	YES / NO
Are plug sockets free from cracks and other damage?	YES / NO
Are there sufficient plug sockets in each room in the property?	YES / NO
Security features	
Are all windows are lockable?	YES / NO
Are there suitably strong locks on front and back doors, in line with regulations?	YES / NO



Your landlord	
Is the landlord or letting agency is part of an accreditation scheme, which is run or approved of by your students' union or local council?	YES / NO
Do you have the landlord's full contact name and address?	YES / NO
Do you know you are renting from the landlord and not subletting from another tenant? (If not, advice before signing)	YES / NO
Have you seen a copy of the HMO license (if property is five or people or more)?	YES / NO
Have you seen at least three other properties with other landlords and compared rent levels with other properties?	YES / NO
Has the landlord provided details of which deposit scheme they will use to protect your money?	YES / NO
Contract	YES / NO
Have you taken the contract to your students' union or local advice centre for checking? We strongly recommend you do so if not.	YES / NO
Do you know how much the weekly rent is? And when rent payments are due?	YES / NO
Are you on a joint or individual contract?	JOINT / IND
Do you know if things are included within the rent? E.g. bills, broadband etc?	YES / NO
Have you got all plans for refurbishments / promised changes / dates of completion confirmed in writing?	YES / NO
Questions to ask the current tenants	
Are they happy with the state of the property?	YES / NO
Do they consider the landlord to be professional and get repairs done quickly?	YES / NO
Does the heating work sufficiently?	YES / NO
Is there a working burglar alarm, and is it easy to operate?	YES / NO
Do they like living in the property?	YES / NO
Why are they leaving?	
Any outstanding issues?	YES / NO
Notes	

Remember – don't be rushed into any decisions. Sleep on it and get advice from your students' union, local advice organisations, or www.nus.org.uk

