

**nus**

**Ready  
to rent**



HOUSE  
HUNTING

# checklist



**TOP TIP:**  
*Are you feeling under pressure? Are you being offered lots of freebies if you sign up fast? Ask yourself why they have to push the property so much if it's as great as they say!*

## RESEARCH BEFORE YOU GO

Address of property: .....

Who is the property managed by?

landlord  letting agency  Number of floors  (if renting in England/Wales)

Is landlord/letting agency part of an accreditation scheme?

Rent per tenant £  per

Scotland only:

Landlord registration number

## OVERALL

Is there central heating and is it throughout the property?

Does the property appear well maintained? Look out for signs of damp or mould, check furniture and décor in good condition, check appliances and lights work

## ASK THE LANDLORD OR AGENT

Can they tell you which deposit protection scheme your deposit will be placed in?

Can they show you a Gas Safety Certificate provided within the past 12 months?

Can they show you an Energy Performance Certificate for the property? *The higher the band, the more affordable it will be to keep warm.*

Can they show you their HMO license or certificate? *This is a requirement if the property is for 3 or more people in Scotland or Northern Ireland, or for 5 or more people and over 3 or more floors in England and Wales.*

Do tenants require guarantors? If so, can you limit their liability to just your rent?

Are you required to pay a 'holding deposit'? *Don't hand over any money unless you are very sure you want to rent!*

Will all furniture and appliances remain in the property for when you move in?

## BATHROOM

Shower pressure score (1-10)

Running hot water

Enough facilities for number of tenants

## BEDROOMS

Adequate size

Sufficient storage

## KITCHEN

Adequate cooking and storage facilities

Working smoke alarm

## DOORS AND WINDOWS

Secure locks on doors and windows

No cracks in window panes or frames

## OUTSIDE

Sufficient external lights and alarms

If there is a garden, are you responsible for maintenance?   
*If so, check tools are provided*

## TOP TIP:

If there's anything you're unhappy with, ask your landlord politely if they are willing to negotiate. They might agree to reduce rent or fees, make improvements, or provide additional furniture or appliances.



Be confident in asking them to carry out their legal obligations including providing energy performance certificates, gas safety certificates and HMO licenses where relevant.

## BUDGETING: THINGS TO CONSIDER

Are any bills included in rent?   
Note that "all inclusive" packages aren't always cheaper overall

Have you seen an Energy Performance Certificate? Energy efficiency can have a substantial effect on the size of your bills

Will heating the house be cost effective? Central heating rather than electric heaters as well as double glazing will keep costs down. Attics and basement rooms tend to be chilly

Are there any additional letting fees to pay? In Scotland it is unlawful to charge letting fees, and elsewhere in the UK letting agents must display fees in property adverts, and cannot charge you for registering with them

Have you seen at least three other properties with other landlords to compare rents?

## QUESTIONS TO ASK CURRENT TENANTS (IF THEY'RE ABOUT)

Do they consider the landlord to be professional and get repairs done quickly

Is the property easy/cost effective to heat?

How much do they pay for bills?

Do they have any security concerns?

Are there any outstanding issues with the property?

**TOP TIP:**  
If you're not sure whether you can afford a property, try putting together a budget including all your income and expenditure

## GLOSSARY

**Deposit:** A refundable upfront payment to the landlord to cover costs that they might incur during your tenancy that they aren't legally required to cover.

**Accreditation:** A scheme that sets out higher standards that landlords and agents can voluntarily agree to meet.

**Guarantor:** Someone who signs an agreement to say that they will cover your rent if you are unable to pay.

**HMO:** A House of Multiple Occupation, with three or more unrelated tenants. These often have to be licensed as they have to meet certain safety criteria.

**EPC:** An Energy Performance Certificate, a legal requirement for properties, which shows how efficiently they use energy and how much they cost to heat.

**Gas Safety Certificate:** This demonstrates that gas appliances are working safely, and this should be rechecked each year.

**Letting Fees:** Non-refundable payments that need to be made upfront.

