**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 window panes and solid front and back doors. | YES / NO |
| Are all boundary walls 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 well maintained and clear of any rubbish? | YES / NO |
| Is the landlord/agent 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, decor 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, cupboard space, bathrooms) for the number of tenants? | YES / NO |
| Is there sufficient heating (radiators etc) throughout the property? (Ask to turn on the heating 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](http://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 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 part of an accreditation scheme, which is run or approved by your University accommodation service or local council? | YES / NO |
| Do you have the landlords full contact name and address? | YES / NO |
| Do you know you are renting from the landlord and not subletting from another tenant? (If not, seek some advice before signing) | YES / NO |
| Have you seen a copy of the HMO licence (if property is for five 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 deposit? | YES / NO |
| **Contract** |  |
| 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 the rent payments are due? | YES / NO |
| Are you on a joint or individual contract? | JOINT / IND |
| Do you know what is included within the rent? E.g., bills, broadband etc? | YES / NO |
| Have you got all plans for refurbishment/promised changes/dates of completion 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? | YES / NO |
| Any outstanding issues? | YES / NO |
| **Notes** |  |
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*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*](http://www.nus.org.uk)

*This information was sourced via NUS.*