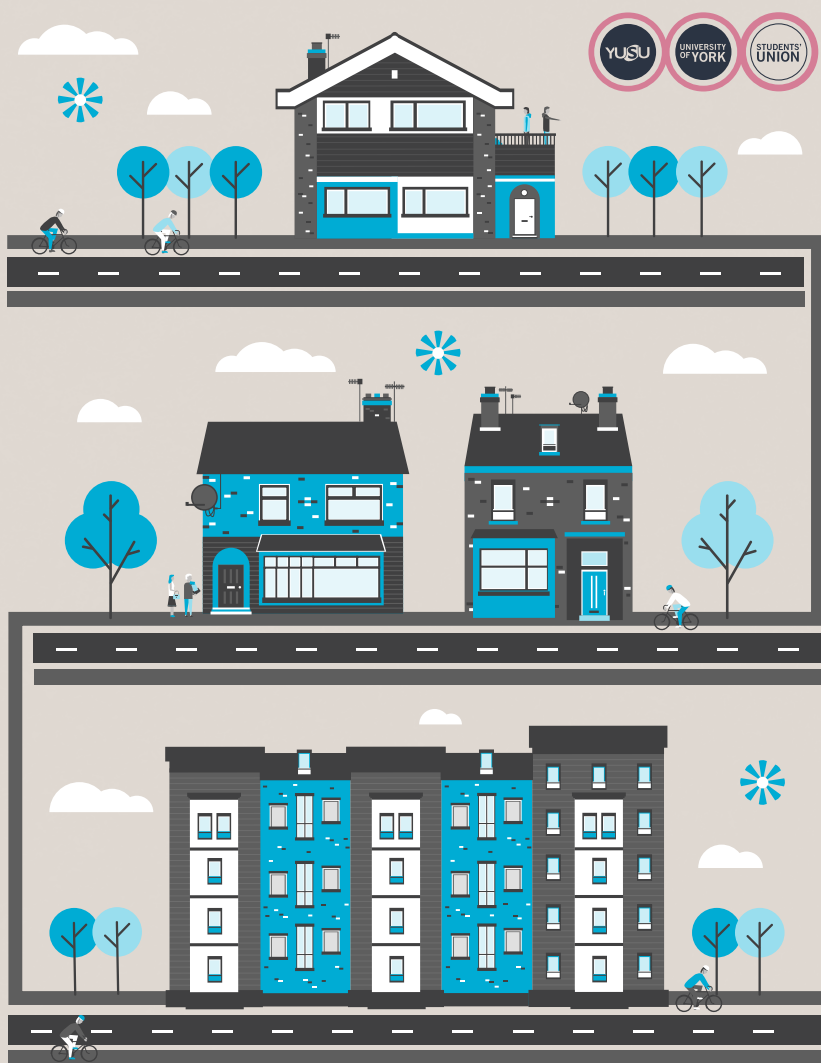


# LET'S TALK HOUSING

## LOOKING AT PROPERTIES TO RENT?

Read our top tips to check you're asking the right questions when viewing a property.



1. **Is the property close to the University and other amenities?**  
If not, are there good transport links?

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2. **Is the property safe and secure?** Are there deadlocks on external doors, window locks on ground floors and locks on each bedroom? Are smoke and fire alarms in working order, have electrical appliances been checked within the past 12 months and is there a valid record of the annual gas safety inspection?

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3. **Is the flat generally clean and in good condition?** Don't forget to check the external condition of the property too. Is there any building work or decoration to be done?

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4. **Is the property well insulated and warm?** Check the type of heating the property uses. Are there radiators in each room? Are windows double-glazed? Look out for warning signs including condensation, damp and mould. Can the landlord give you an estimate of heating costs?

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5. **Is the property suitable for multiple tenants?** Are key facilities, such as the kitchen and bathroom/s, suitable for the number of tenants? Consider the number of toilets and communal spaces.

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6. **Are there any additional fees?** As of June 2019, tenants should not be charged fees for references, administration or credit and immigration checks. If you feel that you are being wrongly charged such fees, query this with the landlord or agent.

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7. **What comes with the property?** Check what furniture, including beds and white goods, comes with the property and see if this is negotiable. Are any bills included?

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8. **Is every tenant viewing the property?** Can you all see yourself living there? Are you all happy with the size of rooms? Viewing together can help avoid disagreements later.

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9. **Have you spoken to the current tenants?** They can give you an insight about their own experience: what problems they have had, what the landlord and neighbours are like, if the area is safe.

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10. **Do you have any unanswered questions?** Make sure these get passed on to the landlord and answered before you commit.