

VIEWING CHECKLIST

Use this to help you ace your viewing!

Location

- Is the property in a good area for you?
- Are there transport and shops nearby?
- Do you feel safe in the area?

Outside the house

- Is anything broken? Look for cracks in guttering, the roof, windows and doors
- Are all walls in good condition?
- Are there enough bins for the property, including recycling?
- Is the garden well maintained and clean?
- Who's responsible for the garden?

Inside the house

- Is there enough shared living space?
- Are the bedrooms all big enough?
- Does it look well maintained?
- Are there signs of damp or mould?
- Are there enough toilets and showers?
- Are there enough radiators or heaters?

Your landlord

- Is the letting agency a member of a redress scheme?
- Do you have the landlord's full contact name and address?
- Have you got a copy of the HMO license (if property is for five people or more)?
- Shop around - compare this with at least three other properties with other landlords
- Which deposit scheme will your landlord use to protect your money?

Safety and security

- Does the landlord have a current gas safety certificate, provided by a Safe Gas registered engineer within the past 12 months?
- Are there smoke alarms, and do they work?
- Are plug sockets free from cracks and other damage?
- Are there enough plug sockets in each room?
- Are all windows lockable?
- Are there suitably strong locks on front and back doors?
- Is there a working burglar alarm, and is it easy to use?

Contract

- Have you checked over your contract with the Accommodation Office?
- Have you confirmed the dates of the contract?
- Do you know how much the monthly rent is?
- And how much will house bills cost?
- Do you need a UK based guarantor?
- Are all plans for refurbishments confirmed in writing?
- Who's responsible for extra shared item costs, like locks on bedroom doors and appliances?

Questions for the current tenants

- Are they happy with the state of the property?
- Is the landlord to professional and quick to fix issues?
- Does the heating work?
- Do they like living in the property?
- Why are they leaving?

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