

Viewing a private rented home – a visiting checklist

This checklist has been designed to help you get the answers to important questions when you're looking for a private rented home.

It can be easy to forget small details about individual properties when you have viewed several, so remember to take a copy of the checklist with you every time you visit a property, then you will have a record to allow you to compare the advantages and disadvantages of each property.

This will make deciding where you will live much easier.

1 Location

a) Is the area convenient for you and your family, is it close to friends and family, schools, workplace?

Yes No

b) If you rely on public transport, is there a bus stop nearby?

Yes No

c) Do the local shops and other community facilities meet your needs?

Yes No

d) Would you feel safe on your own during the day?

Yes No

e) Would you feel safe on your own at night?

Yes No

2 Tenancy Agreement

a) Were you given a copy of the tenancy agreement?

Yes No

b) How long is the agreement for? _____

c) How much notice do you have to give the landlord to end the tenancy? _____

3 Safety and Security

a) Are there good locks on doors and windows?

Yes No

b) If the home is empty, have the previous tenants given their keys back or if the home is occupied, are arrangements in place for the current tenants to return the keys?

Yes No

c) Were you shown the current Gas Safety Certificate?

Yes No

Before you move in, the landlord is legally obliged to produce the Gas Safety Certificate to show that all gas appliances have been inspected and tested within the last 12 months

d) Are there smoke alarms in the property and do they work and what type are they?
Present Working Mains powered Battery powered

4 Do you share the property with other people who are not members of your family?

If you share the property with other people who are not members of your family, the property is in a House in Multiple Occupation (HMO). If so you need to ask these further questions.

a) Is the property licensed with the Council?
Yes No

b) Does the landlord have certification for the electrical installation?
Yes No

Properties that are licensed with the Council are required to have a Periodic Inspection Report for the electrical installation to show that the electrical installation has been inspected within the last 5 years

c) Are there fire extinguishers and fire blankets in the property?
Yes No

d) Are there fire doors in the property and do they work?
Yes No

e) Is there a clear escape route in the property and is it well maintained?
Yes No

5 The Features of the Property

a) How many rooms are there in the property? _____

b) Are there enough bedrooms in the property to meet the needs of your family?
Yes No

c) How is the house heated? _____

d) Have you seen the Energy Performance Certificate for the property?
Yes No

The landlord or their agent obliged to let you see a copy of the Energy Performance Certificate when you view the home. This tells you how energy efficient the property is and its likely running costs.

e) Have you estimated the heating costs? _____

f) Does the kitchen meet the needs of your family?
Yes No

g) Does the bathroom meet the needs of your family?

Yes

No

6) Rent

a) How much is the rent and what does it include? _____

b) How and when will you pay the rent? _____

c) If you have a low income and will need help from your local Council to pay the rent, does the landlord / lettings agent accept tenants who receive Local Housing Allowance?

Yes

No

7 Deposit/Bond

a) How much is the deposit / and what does it cover? _____

b) Did the landlord/lettings agent tell you which Tenancy Deposit Protection Scheme the deposit would be safeguarded in?

Yes

No

If you rent your home on an assured shorthold tenancy, the landlord must place your deposit in one of the tenancy deposit protection (TDP) schemes within 30 days of receiving it from you.

c) If you have a low income and can't afford the deposit, will the landlord/lettings agent accept a cashless bond?

Yes

No

8 The Condition of the Property

a) Is the property reasonably well maintained?

Yes

No

b) Are the window frames in good condition and do the windows open and close easily?

Yes

No

c) Are there any loose or missing slates or tiles on the roof?

Yes

No

d) Is the exterior of the property in generally good condition?

Yes

No

e) Are there any repairs that need doing? _____

f) Will any repairs be done before you move in?

Yes No

g) Will the landlord/lettings agent provide you with this assurance in writing?

Yes No

h) Is the property clean?

Yes No

i) Is it free of pests e.g. mice and slugs?

Yes No

j) If you drive a car, is there somewhere close by to park it?

Yes No

k) Is there somewhere to store things like children's toys, bikes etc outside of the property?

Yes No

It's a good idea to take photographs of the property externally and internally so that you have a record of its condition when you move in.

9 Furniture

If the property is furnished

a) What condition is the furniture in? _____

b) Is there enough furniture to meet the needs of your family?

Yes No

c) Is it fire resistant?

Yes No

d) Is there an inventory?

Yes No

If not then compile any inventory for yourself when you move in (i.e. list the items provided in the property and their condition). You should then sign and date the inventory and give it to your landlord/lettings agent. It's a good idea to take photographs of the furniture - these can be part of the inventory.

10 Contact Details

g) Have you got the landlords/lettings agent address/phone number for emergencies?

Yes No
