

Talk to

us

**Your Union of Students'
independent advice service**

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Renting a property

When you're looking for a place to rent you need to be thorough, use this checklist to make sure the house you're after will be your dream home and not a nightmare.

Getting around



How far away are you from the University?

How far away are you from the city centre?

What transport links are nearby?

Is there parking/bike storage?

Windows



- Is there double glazing?
- Does the property feel cold?
- Are the windows and the area around them damp and mould free?
- Do the windows close and lock properly?
- Is there adequate ventilation in the kitchen and bathroom?

Heating



What kind of heating is in the property?

- Are there heaters/radiators for the winter?
- Do you know how the heating works
- Is there a gas safety certificate?

Bathroom



- Is there a window, radiator or fan in the bathroom?
- Is the ceiling free from cracks and peeling?
- Is the water pressure good?
- Is there a lock on the bathroom?
- Is the bathroom free of any signs of mould?
- Is a shower curtain provided?
- Do you know how the plumbing works?

Garden



- Is the garden in a functional state?
- Is it your responsibility to maintain the garden?

Kitchen



- Are appliances included?
- Do all the appliances work?

Bedrooms



How many bedrooms are there?

- Are the bedrooms furnished?
- Are the bedrooms big enough?
- Do the bedrooms have locks on?

Questions to ask



- Are bills/insurance included in the rent?
 - Is there insurance on the deposit?
- How do you deal with repairs?

What is the agency fee?

- Is there a HMO license? (If more than 5 people are living there)
 - Is there a burglar and fire alarm system?
- What is the EPC rating?

Your rating

