



Checklist

Property Condition		
Damp and Mold	Check walls, ceilings, behind furniture, and in corners for signs of dampness or mould.	
Windows & Insulation	Ensure windows are double-glazed, seal properly, and check for condensation.	
Heating	Check if the heating system uses gas or electricity.	
General Cleanliness	Look for pests, and check for overall cleanliness.	
Furnishings & Appliances	Verify that furniture and appliances are in good condition and PAT tested.	
Landlord & Letting Agent		
University-Approved Landlord	Confirm the landlord is accredited by your university. Find this on studendpad.com	
Landlord Reputation	Speak to current tenants to assess the landlord's responsiveness.	
Deposits & Fees	Ensure the deposit is held in a protection scheme and clarify any extra fees.	

Contract & Rental Agreement

Contract Length	Confirm the start and end dates of the contract.	
Break Clauses	Check for break clauses in case you need to leave early.	
Rent Amount & Payment	Verify rent amount, due dates, and ask if there any penalties for late payments.	
Bills Included	Ask if utilities (gas, electricity, water, internet) are included in the rent.	
TV License	Determine whether you'll need to purchase a TV license for live TV/BBC iPlayer.	

Tenants & Housemates

Who Are the Other Tenants?	Meet your potential housemates and ensure you're compatible.	
Living Preferences	Discuss expectations for cleaning, bills, noise, and guests.	
Maximum Occupancy	Confirm the number of tenants allowed in the house and guest policies.	

Location & Accessibility

Distance to Campus	Ensure the property is within a convenient distance from the university.	
Local Amenities	Check for nearby shops, gyms, healthcare, etc.	
Safety	Research the area's safety, lighting, and secure door/window locks.	
Public Transport & Parking	Check for nearby public transport routes or parking options.	

Legal & Safety Requirements

Gas Safety Certificate	Request to see a valid gas safety certificate.	
Electrical Safety Certificate	Ensure the property has an up-to-date electrical safety certificate.	
Smoke & CO Alarms	Check that there are smoke and carbon monoxide alarms in the property.	

Viewing the Property

Multiple Viewings	Visit the property more than once at different times of the day.	
Photographs & Notes	Take photos and notes during your viewings for future reference.	

Questions to Ask the Landlord/Agent

Landlord Experience	Ask how long the property has been rented to students.	
Maintenance Response Time	Clarify how long it takes to address repairs.	
Reporting Issues	Learn the process for reporting maintenance or repair issues.	
Guarantor Requirement	Check if a guarantor is needed for the rental agreement.	

