

LIVE WELL

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advice **su** home run

# viewing checklist

here's our tips on what to look for when you view a property and the questions you should ask the landlord/agent and current tenants.

if you're part of a group, arrange a date and time to view which is convenient for everyone and remember to let the landlord/agent know if you can no longer attend the viewing appointment.



## location

- how will you travel to uea & how long will it take to get there?
- where is the nearest shop & other local amenities?



## outside the property

is there...

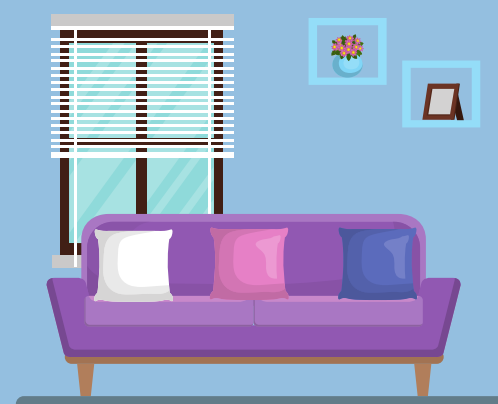
- secure bike storage (with enough space for everyone?)
  - off-road parking (garage or driveway)?
  - on-road parking (will you need a permit)?
- a garden. if so, are you responsible for maintenance?



## the house

check for...

- sight or signs of mould or damp
- ask whether the furniture is included. has any furniture been provided by the current tenants?
- adequate communal living space
- any signs of damage or disrepair



## bathroom

check...

- how many showers/baths/toilets there are. is this adequate for your group size?
- will you be able to adequately heat and ventilate. is there an extractor fan?
  - turn on the shower to check the water pressure
    - how long does it take to get hot water?



## kitchen

check for...

- adequate cupboard space and work surface for food preparation
- fridge/freezer space
- electric or gas oven and hob
- is there a tumble dryer?
- a dishwasher?



## bedrooms

check for...

- room sizes that everyone is happy with
  - single or double beds
- number & location of electrical sockets
- desks big enough for a computer, notepad & books
- locks on bedroom doors



## security

is there...

- working smoke detectors (at least one on each floor)
- a burglar alarm
- carbon monoxide detector(s)
- lockable windows
- sturdy external doors



## money

figure out whether...

- utility bills (e.g gas, electricity, water & internet) are included in the rent
  - the house seems worth the rent
  - refurbishments or rent are negotiable
- will you be asked to sign a joint or individual contract?



## ask the landlord/agent

- if they have a gas and electrical certificate
- which scheme they will use to protect your damage deposit
- if you can see the energy performance certificate (epc)
- if you can see the hmo licence (where there are five or more occupants)



## ask the current tenants

- if the landlord/agent complete repairs quickly enough
  - whether the heating works properly
    - if they've enjoyed living there
      - why they are leaving
- whether there are any outstanding problems with the house

## found your perfect property?

ask the landlord/agent to confirm the next steps. you may be asked to pay a holding deposit to reserve the property whilst the landlord/agent prepares your tenancy agreement.

once you have your agreement, read it in full and click [here](#) to book a tenancy check appointment with advice(su).

