



House Hunting Tips



1. Think carefully about who you'd like to live with:

Renting with others is a big commitment so make sure you really get to know who you're thinking about living with next year



2. Consider what you and your housemates require from a property

Is there anything a property must have and what are you willing to negotiate on? Make a list and refer to this when shortlisting properties and attending viewings.

3. Research the different student areas in Norwich

Visit the different student areas to get a feel for the property types and local amenities. Consider how you'll travel to campus (walk, bike or bus) and how long it will take.



4. Decide on a preferred tenancy start date and length

Most tenancies start in August or September and are offered for 11 or 12 months. Bear in mind that you'll start paying rent when the tenancy starts, not when you move in.

5. Confirm your budget

If you are renting as a group, make sure the budget is affordable for everyone. Decide whether you are happy to pay utilities separately from your rent or if you'd prefer to have an all-inclusive package.





6. Start your search for properties using the Home Run housing list

Home Run is the Students' Union's online housing list and offers a variety of rooms and properties in varying locations across the city. Safety certificates must be provided before a property can be advertised. View the list at ueasu.org/homerun

7. Arrange to view properties in person

Agreeing to rent a property without seeing it in person is risky, as details advertised will not show potential problems with the property and do not always give an accurate impression of features such as the size of rooms.



8. Download a copy of our viewings checklist

This includes what to look out for when you are visiting properties and some questions to ask the landlord/agent and current tenants. You'll find the checklist online at ueasu.org/advice/housingissues

9. Don't rush your decision or feel pressured to say straight away.

A good agent or landlord will understand that you'll need time to consider whether the property is the right one for you.



10. Book an appointment to have your tenancy agreement checked by an Advice & Welfare Advisor

This is recommended, particularly if you haven't rented in the private sector before.

Make sure you know exactly what you're signing up to. Tenancy agreements are legally binding once signed and there is no cooling-off period. Request an appointment at ueasu.org/advice

Alternatively, email "advicecentre@uea.ac.uk" to get in contact if you have any questions!

HAPPY HOUSE HUNTING!