

rental viewing checklist

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Viewing a rental property correctly is important - you're looking for a place where you'll feel comfortable and safe. This means ensuring there are no major problems with damp or other issues.

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Questions to ask the landlord or letting agent

Is it furnished or unfurnished? If furnished, what is included and does it meet safety standards?

What are the neighbours like? If you meet existing tenants, you could ask them.

If you have pets, are you allowed to rent with them?

Can you redecorate?

How well-connected are the transport links in the area?

Are bills included? If so, which?

What is the property's energy efficiency rating?

How much is the deposit likely to be?

What tenancy deposit scheme will they use?

Is there a holding deposit?

How long is the tenancy agreement?

What are the local amenities like?

How much is the council tax? If the landlord or letting agent is unsure, check your council tax band [here](#)

“Before you sign anything - ensure you fully understand the condition of the property! Check and double check everything.”

Phil



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Are there communal areas and if so, do you have access? i.e. garden

Who else has keys to this property?

Has there ever been trouble with the neighbours and previous tenants?

Consider the landlord / letting agent themselves. Are they receptive to your questions and forthcoming with answers? If not, this should ring alarm bells.

Outside the property

Listen out for unwanted noises. Think roads, trains, schools and construction sites.

Check the boundaries, who has access and where? Is the property secure?

Check out the surrounding properties for evidence of how well the local area is maintained.

Does the property look well maintained? Who maintains it?

Inside the property

If there are communal areas, are they well maintained and clutter free?

Who's responsible for managing communal areas?

Check window frames and external doors – are they secure?

Look for signs of condensation, such as dark staining behind the curtains, moisture on the inside of windows or disproportionate damage to the woodwork on the inside of windows where water has run down.

Open all doors and windows to check they work, and they don't let in any drafts.

Open every cupboard door and check inside each cupboard for signs of damp or obvious wear and tear.

Is there enough storage?

Do all the lights work? Are there lights in every room?



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Are there enough sockets in each room for you?

If you have your own furniture take a tape measure so you can check that it will fit into the space.

Are there curtains / blinds?

Check the fuse box. Is it modern, with a breaker?

Does every room have a radiator or some form of heating? Does it work as it should?

Is the property insulated?

Turn on all taps and check the water pressure.

Check the toilet flushes adequately and the sink, bath and shower drain sufficiently.

Are the sealant and tiles, in the bathroom and kitchen, in good condition?

Look for evidence of pests or bugs that might frequent the property.

Are repairs required?

Rental safety checklist

It's a legal requirement for the landlord to maintain your home to the necessary safety standards. But, it's a good idea to arm yourself with as much information as possible, so ask:

Where are the smoke alarms?

Who is responsible for maintaining the white goods, such as washing machines?

When was the boiler last serviced? Who should you contact if the hot water cuts out?

Notes:

Now you're ready for the viewing. Good luck!

