

LettingsBU Property Checklist	Renting through LettingsBU	Renting through a private agent
Location of property		
Is the property in an area convenient for your studies and social life?	YES / NO	
Is the property within a suitable distance to local public transport and local amenities?	YES / NO	
Would you feel sufficiently safe walking around the area during the day or in the evening?	YES / NO	
External features		
Does the exterior of the property appear well maintained? This would include no broken guttering, no damage to the roof e.g. missing roof tiles, no cracked windows panes and solid front and back doors	YES / NO	
Are all boundary walls in good condition e.g. no missing sections or crumbling bricks?	YES / NO	
Are there sufficient bins for the property, including recycling?	YES / NO	
Is the garden well maintained and clear of any rubbish?	YES / NO	
Is the landlord/agent is clear about who is responsible for the maintenance of the garden?	YES / NO	
Internal features		
Is there sufficient communal living space?	YES / NO	
Do bedroom sizes meet the Group's expectations?	YES / NO	
Does the interior of the property appear well maintained? This includes no signs of damp, décor and furniture in good condition, no outstanding issues of disrepair and all the appliances and lights work (try them and/or speak to the current tenants if possible)	YES *	YES / NO
Are there enough facilities (e.g. kitchen appliances and cupboard space, bathrooms) for the number of tenants?	YES *	YES / NO
Is there sufficient heating (radiators etc) throughout the property?	YES *	YES / NO
Safety features		
Does the landlord possess a current gas safety certificate that has been provided by a Safe Gas registered engineer within the past 12 months? You can check this at: www.gassaferegister.co.uk	YES *	YES / NO
Does the property have working smoke alarms?	YES *	YES / NO
Are plug sockets free from cracks and other damage?	YES *	YES / NO
Are there sufficient plug sockets in each room in the property?	YES *	YES / NO
Have you seen a copy of the HMO license (if property is five or people or more)?	YES *	YES / NO
Security features		
Are all windows are lockable?	YES *	YES / NO
Are there suitably strong locks on front and back doors, in line with regulations?	YES *	YES / NO
Your landlord		
Is the landlord or letting agency is part of an accreditation scheme, which is run or approved of by your students' union or local council?	YES *	YES / NO
Do you know who the landlord is, if it is different from the agent?	YES *	YES / NO
Will you receive the landlord's full contact name and address?	YES *	YES / NO
Do you know how to report maintenance?	YES *	YES / NO
Money		
Have you seen at least three other properties with other landlords and compared rent levels with other properties?	YES *	YES / NO
Will the landlord provided details of which deposit scheme they will use to protect your money?	YES *	YES / NO
Do you know how much the weekly rent is? And when rent payments are due?	YES *	YES / NO
Will you be on a joint or individual contract?	JOINT / IND	
If you answered 'joint' above do you understand the the impact of having joint liability?	YES *	YES / NO
Do you know if there is anything else included within the rent? E.g. utility bills, broadband etc?	YES *	YES / NO
Do you know who the utility (gas, electric, water) providers for the house are and how to set up your own accounts when you move in?	YES *	YES / NO
Questions to ask the current tenants		
Are they happy with the state of the property?	YES / NO	
Do they consider the landlord to be professional and get repairs done quickly?	YES / NO	
Does the heating work sufficiently?	YES / NO	
Is there a working burglar alarm, and is it easy to operate?	YES / NO	
Do they like living in the property?	YES / NO	
Any outstanding issues?	YES / NO	
<small>* One of our trained members of staff will take you through all of these points to ensure you understand.</small>		