



## TAKING ON A TENANCY

There are several things to check when you are deciding whether or not to rent a property. Don't feel pressurised into accepting a property you aren't comfortable with.

### LOOK AROUND THE AREA

- Think about safety. Is it dodgy at night? Are there any streets to avoid? .....
- Listen out for noise. Barking dogs and noisy neighbours could all get annoying .....
- Check out the local facilities .....
- Find out about public transport. Is it easy and close by? Is it regular? How much is it? .....
- Decide whether to instruct an agent to manage property or do it yourself .....
- Look for available car parking or bike racks .....
- Are you close to friends, family, work or college? .....

### FIND OUT ABOUT THE PROPERTY

- Check what condition the place is in. Are repairs needed? Does it smell damp? Would the landlord be willing to do repairs before you move in? .....
- Find out about the heating. How much might the bills be? .....
- Think about security. How do the windows and doors lock? Has it ever been burgled? .....
- What furniture and appliances are provided? You'll have to buy anything that isn't .....
- Meet anyone you'll be sharing with. It can be a bit of a gamble if you don't .....
- Check there's a phone line, as installing one can be expensive? .....
- Make sure its got everything you need, especially if you've got a disability, or a child to look after ....
- Look around the garden or yard. Find out what your maintenance obligations are .....
- Work out what your priorities are. Very few people can afford their ideal home .....

### WORK OUT THE TOTAL COST

- Confirm how much the deposit is, what it can be used for and when you'll get it back .....
- Double check the rent details. How much is it, when is it due, who do you pay it to and how? .....
- Ask about utility bills. Is there a meter? Are you legally responsible for rates? .....
- Check if the rent includes services or bills. Housing Benefit won't pay for these. ....
- Work out how much anything that isn't provided will cost .....
- Find out if there are any application costs. Seek advice before paying these. ....



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### TENANCY AGREEMENTS

- If you're sharing, find out if you have individual tenancy agreements or one group agreement .....
- Get a detailed inventory and take dated photographs of the property's condition .....
- Find out if you will be able to leave the tenancy early if something goes wrong .....
- Get a signed list of all the repairs the landlord has promised to do before you move in .....
- Make sure you know your rights and your landlord's responsibilities .....
- Keep copies of all your paperwork and make requests to your landlord in writing. This will help you if anything goes wrong with your tenancy and you end up in court .....