

Property Viewing Checklist

When viewing properties for the first time, there is a lot to try and take note of. We've created this checklist as a guide for some of the things you might want to keep an eye out for (other than the general condition), or ask the landlord or tenants.

	Property One	Property Two	Property Three
<u>Area</u>			
Are there good street lights outside the property?	_____	_____	_____
Are there good public transport links around the property?	_____	_____	_____
Is the outside of the property in a good condition?	_____	_____	_____
How busy is the road, is there anywhere to park?	_____	_____	_____
<u>General Property</u>			
Is the property registered with Smart Move Sheffield?	_____	_____	_____
Are there enough electrical sockets in each room?	_____	_____	_____
How is the property heated? Is it gas or electric?	_____	_____	_____
Are recycling bins provided?	_____	_____	_____
<u>Safety</u>			
Does the property have a working burglar alarm?	_____	_____	_____
Is there any security lighting on the property?	_____	_____	_____
Do any lockable doors allow you to escape without using a key?	_____	_____	_____
Is there a fire blanket in the kitchen?	_____	_____	_____
<u>Furniture</u>			
Is there enough furniture for all of the housemates?	_____	_____	_____
Have the current tenants bought any furniture that			

they will be taking from the property when they leave? _____

Are you allowed to bring some furniture of your own? _____

Certification

Have you seen a copy of the Energy Performance Certificate? _____

If there is gas, have you seen a copy of a valid gas safety certificate? _____

Does the landlord have a valid electrical certificate? _____

Ask the Landlord

How is the rent paid? Monthly or in instalments? _____

Are the bills included within the rent? If not, would the landlord consider this? _____

Would they be willing to change any furniture if you wanted something different? _____

Are they planning on completing any work over the summer? _____

If there is a garden, who is responsible for looking after it? _____

Can you see a sample contract to get checked by Smart Move Sheffield (if registered) or the Student Advice Centre (if not registered)? _____

Ask the Tenants

How much have they found the bills to be (if not included in the rent)? _____

What is their relationship with the landlord like? _____

How quickly has the landlord responded to any repairs? _____