

Property Checklist

Time spent inspecting a potential home is invaluable. It could save you time, money discomfort and stress later on. Try and visit any property you are interested in at least a couple of times. Check it out during the day and in the evening and imagine travelling to and from University. Always visit when the present tenants are home – that way you may get more realistic answers to your questions than if you ask the agent or the landlord.

Running through the following list will assist you in the process of choosing accommodation. Take it with you.

Furniture

- Has the house got enough furniture for all the occupants? – Beds, desks, chairs etc.
- Is the kitchen big enough to store and prepare food?
- Is the furniture in good repair?
- What, if anything, belongs to the current tenants? Will they be taking it or leaving it?

Gas & Electricity

- Is there a Carbon Monoxide detector fitted?
- Is there Central Heating? Is it gas or electric?
- Have the appliances been checked by British Gas or a qualified CORGI engineer? Ask to see the current gas safety certificate.
- Do all the gas and electrical appliances work?
- Is there an electrical safety certificate?

Plumbing

- Do all the taps work? Are there any leaks?
- Does the toilet flush? Or leak?
- Is there hot water and how do you pay for it?

Safety & Security

- Have you checked the locks on the exterior doors? Is the door solid?
- Do the ground floor windows have locks?
- Is there an alarm? Does it work?
- Does the house have a record of being broken into?
- Are smoke detectors fitted? Do they work?
- Is there a clear escape route in case of a fire?

If you are not happy with the security arrangements ask for them to be improved. **GET ALL PROMISES IN WRITING.**

Money

- How much is the rent?
- What exactly does your rent cover? Who pays the water rates?
- How much is the retainer/deposit? Negotiate and get receipts.
- What is the deposit for? How much is it? £.....
- How long is the fixed term? From To

Contracts and Agreements

- Do you understand it all? Ask for 24 hours to look over it. Bring it to the Welfare & Education Centre to have it checked.

Landlord/Lady

- What is your impression of her/him? Ask the current tenants what she/he is really like.
- Make sure you have her/his address & telephone number for emergencies.

Pests

- Are there any signs of mice, cockroaches, fleas or slugs?
- Ask the current tenants if they have had any problem with pests.

Repairs and decorating

- Does anything look like it needs repairing (ask current tenants) or decorating. If so, who will do it and who will pay? Any promises should be made in writing.

Interior & Exterior

- Check all the windows to see if they open and that the woodwork and glass is sound.
- Check the walls, especially the bathroom for damp. Don't move into a damp house - it can have a serious effect upon your health.
- Does the roof look like it needs repairs?
- Are the drains and gutters clear?

- Is the woodwork rotting or unsafe?

Desirability

- Is the house accredited by the University?
- Are the rooms large enough for you and your belongings?
- Is broadband Internet available in this area?
- How many bathrooms are there?
- Is there an external TV aerial?
- How long does it take to walk to the nearest bus stop?
- How long does it take to walk to the nearest supermarket?
- Is there parking space? On Road..... Off Road.....

If you are not happy, tell the Landlady/Lord that you would like repairs to be made.

GET ANY PROMISES IN WRITING.

For further assistance, contact the Welfare and Education Centre at De Montfort University Students' Union on 0116 2576307.

Alternatively, call into our offices on the first floor of The Campus Centre.