

Before the Viewing

Before viewing the property, take the time to do your research and assess the suitability of the property. Fill out the table below using information from the property listing, and ask the agent or landlord for confirmation **in writing** if you have any questions or concerns.

Complete a copy of this form for each property you will be viewing.

PROPERTY ADDRESS: _____

Notes

1. Contract Length

You will likely be responsible for paying the full rent for the **entirety** of the fixed term. Most tenancy agreements will run for 12 months, but check with the agent/landlord for the exact tenancy dates.

Check with the landlord/agent about their early terminations policy.

2. Guarantor Requirements

If viewing a shared property, you will likely be asked to provide a UK guarantor. Ask what these requirements are, and what alternatives are available if you're not able to provide a suitable guarantor.

3. Location and Transport

Check that the location of the property is suitable, and that there is ample transport to the University. You may wish to check sites such as Google Maps to check the distance from campus and to see what public transport is available.

4. Budget

You will need to consider the cost of rent, utilities, and other costs including deposits and rent in advance (if applicable).

Tenancy agreements are legally binding contracts, and you will be expected to pay for the full duration of the fixed term.

Monthly Rent: _____

Monthly Utilities Cost: _____

Holding Deposit (1 weeks' rent): _____

Security Deposit (5 weeks' rent): _____

Rent in Advance (if required): _____

5. Sample Tenancy Agreement

Always request a sample tenancy agreement **before** viewing the property. This will give you time to review the agreement in advance of the viewing.

6. Reviews

Check reviews of the agent or landlord on sites such as Google and AllAgents.

During the Viewing

Bring a copy of this form to the viewing and refer to it throughout. If you have any questions or concerns during or after the viewing, always ask the agent or landlord to follow-up and confirm **in writing**.

PROPERTY ADDRESS: _____

General Questions	Y/N	Notes
Does the local area look good? <i>Check the general condition of the local area, and whether suitable amenities are nearby.</i>		
Does the property come with a garden? <i>Check the condition of the garden, and ask the agent/landlord if gardening tools are provided.</i>		
Is the property furnished? <i>If the property is furnished or part-furnished, what is included in each room?</i>		
Are appliances included? <i>Check if a suitable fridge/freezer(s), microwave, oven, and washing machine is included. If so, is the landlord responsible for maintaining these?</i>		
Are the current tenants satisfied with the property? <i>If possible, ask the current tenants if they've experienced any issues with the property.</i>		

Energy Efficiency	Y/N	Notes
Does the property come with double glazing, and does there appear to be any damage to the windows? <i>Check for condensation in the panes and whether the windows fully open/close.</i>		

Is the property heated by gas or electricity?
This can have a large impact on your utility bills.

Property Condition	Y/N	Notes
Free of damp and/or mould		
In good decorative order		
Doors and windows lock and close properly		
Radiator in each room		
Adequate cupboard and fridge/freezer space in the kitchen		
Lounge or communal area present		
Reasonably sized bedrooms		
Adequate number of electrical sockets in each room		
Fire alarm system and extinguishers present		
Carbon monoxide detectors present		
Are any obvious maintenance/repairs needed?		

Additional Notes