

Staying safe renting a private property : 10 Top Tips

1. Always view the property in person with the landlord. Take someone with you if possible.
2. Ask questions – print our [checklists](#) to make sure you don't forget something.
3. Check [Rent Smart Wales](#) to see if the landlord is registered and the person who lets and manages the property is licensed.
4. Check [HM Land Registry](#) to see who owns the property.
5. Ask to see any safety records, including the current gas safety record and electrical inspection report.
6. Ask which tenancy deposit protection scheme the landlord uses.
7. Make sure you can afford the rent before accepting the tenancy – use a [budget planner](#).
8. Never hand over ANY money before viewing a property.
9. Avoid using cash to pay any deposit or rent in advance. Use a credit card if possible and always get a receipt.

10. Don't feel under pressure to accept a tenancy and always read through the written tenancy agreement before signing.

Further advice

send us an email at

<https://sheltercymru.org.uk/email-advice/>

Last updated February 2018

Information contained in this factsheet is correct at the time of publication. Please check details before use.

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