

This checklist provides you with a list of the basic things to look out for and ask when viewing new accommodation.

	YES / NO	NOTES
<p>Contract</p> <ul style="list-style-type: none"> ■ What type of contract will you be offered? ■ How long will the tenancy last? 		
<p>Who owns & manages the property?</p> <ul style="list-style-type: none"> ■ Is the landlord registered with Rent Smart Wales? ■ Who will you pay rent to? ■ Who manages the property? Do they have a licence with Rent Smart Wales? ■ What impression does the landlord / agent give, are they friendly, pushy, rude? 		
<p>Money</p> <ul style="list-style-type: none"> ■ Is a deposit needed? If so, how much? ■ What tenancy deposit protection scheme does the landlord use? ■ How much is the rent? ■ How much rent in advance has to be paid? ■ When and how is the rent to be paid? ■ How much are the bills likely to be? 		

<p>Services</p> <ul style="list-style-type: none"> ■ Is there a phone line in the house? ■ What internet access is available? ■ Are the gas, electricity and water connected? ■ Is there hot and cold running water? ■ Are any bills included in the rent? ■ Is someone already living there? ■ What services will be provided? ■ What are the laundry facilities? 		
<p>Heating</p> <ul style="list-style-type: none"> ■ Is there central heating? ■ What fuel is used? ■ Does the hot water work? ■ How warm will it be in winter? ■ Can you afford the heating? ■ Does the landlord have an Energy Performance Certificate (EPC)? 		
<p>Damp & condensation</p> <ul style="list-style-type: none"> ■ Does it smell damp? ■ Are there black spots or other signs of mould on the walls? 		
<p>Decoration & furniture</p> <ul style="list-style-type: none"> ■ What furniture comes with the flat/house? ■ Will you be allowed to decorate? ■ Is the landlord planning to do any decorating? 		
<p>Fire safety</p> <ul style="list-style-type: none"> ■ Has it got smoke alarms? ■ Where are the fire escape routes? 		
<p>Gas safety</p> <ul style="list-style-type: none"> ■ Is there a carbon monoxide alarm? ■ Does the landlord have the latest Gas Safety 		

Certificate?		
Doors & windows <ul style="list-style-type: none"> ■ Do they look secure? ■ Do the locks work? ■ Do they open properly? 		
Location <ul style="list-style-type: none"> ■ How near is the property to shops, friends, GP etc. ■ Is the accommodation on a public transport route? ■ What does the area look like, is it the sort of place you would be happy staying in? ■ Would you feel safe coming home at night? 		

Landlord's name :

Agent's name:

Emergency contact number :

Last updated April 2018

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

Shelter Cymru is a registered charity No. 51590

sheltercymru.org.uk