

Use this checklist to help you think about places you might want to rent.

<p>Look around the area</p>	<ul style="list-style-type: none"> ■ Think about safety. Is it dodgy at night? Is there street lighting? Are there any streets to avoid? ■ Listen out for noise. Traffic, barking dogs, and noisy neighbours could all get annoying. 	<ul style="list-style-type: none"> ■ Check out the facilities. Is there a local shop, doctor, gym, college or bar? ■ Find out about public transport. Is it easy and close by? Is it regular? How much is it? 	<ul style="list-style-type: none"> ■ Look for available car parking or bike racks. ■ Work out if it's convenient. Are you close to friends, family, work or college?
<p>Find out about the property</p>	<ul style="list-style-type: none"> ■ What condition is the property in? Are repairs needed? Does it smell damp? Would the landlord be willing to do repairs before you move in? ■ Find out about heating. How much might the bills be? Has the landlord got an EPC? 	<ul style="list-style-type: none"> ■ Think about security. How do the windows and doors lock? Has it ever been burgled? ■ Look around the garden or yard. Are the fences and walls secure? ■ Meet anyone you'll be sharing with. 	<ul style="list-style-type: none"> ■ Make sure it's got everything you need, especially if you've got a disability, or a child to look after, for example. ■ Ask what furniture and appliances are provided.
<p>Work out how much it is going to cost</p>	<ul style="list-style-type: none"> ■ How much is the deposit and/or rent in advance? ■ Does the landlord use a letting agent? If so, ask them about any fees that you will have to pay. 	<ul style="list-style-type: none"> ■ How much is the rent? When is it due and who do you pay it to? ■ Check if the rent includes services or bills. Housing Benefit or Universal Credit won't 	<ul style="list-style-type: none"> ■ Find out if you can claim Housing Benefit, or Universal Credit housing costs. ■ Find out if you can get help to pay your deposit or rent in

	<p>Many letting fees are banned and they might be acting unlawfully if they charge them Don't pay anything until you have been offered a property.</p>	<p>pay for these.</p> <ul style="list-style-type: none"> How much is the council tax? Can you get any help paying it or apply for a reduction? 	<p>advance.</p> <ul style="list-style-type: none"> Ask about how much the bills come to. Is there a meter?
<p>Find out about the tenancy and the landlord</p>	<ul style="list-style-type: none"> What type of tenancy is it? This has a big impact on your rights and how easily you can be evicted. Check whose name the tenancy is in. Try to agree some ground rules with anyone you're sharing with. 	<ul style="list-style-type: none"> Find out if the landlord and agent (if there is one) are correctly registered and licensed with Rent Smart Wales - https://www.rent-smart.gov.wales/en/check-register/ Ask how much notice you have to give before you leave. Can you get out of the tenancy early? 	<ul style="list-style-type: none"> Before moving in, get a detailed inventory. Take photos of the condition of the property. Keep copies of all the paperwork involved. You never know when you might need it.

Further advice

Email : <https://sheltercymru.org.uk/emailadvice/>

Call : 0345 075 5005

Visit : sheltercymru.org.uk/getadvice

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