

# VIEWING A PROPERTY CHECKLIST



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

## CONTRACT

What type of contract will you be offered?	
How long will the tenancy last?	

## WHO OWNS & MANAGES THE PROPERTY?

	Yes/ No	Notes
Is the landlord registered with <a href="#">Rent Smart Wales</a> ?		
Who manages the property? Do they have a licence with Rent Smart Wales?		
Who will you pay rent to?		
What impression does the landlord / agent give, are they friendly, pushy, rude?		

## MONEY

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?	

## SERVICES

	Yes/No	Notes
Is there a phone line in the house?		
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 internet access is available?		
What services will be provided?		
What are the laundry facilities?		

## HEATING

	Yes/No	Notes
Is there central heating?		
Does the hot water work?		
Can you afford the heating?		
Does the landlord have an Energy Performance Certificate (EPC)?		
What fuel is used?		
How warm will it be in winter?		

## DAMP & CONDENSATION

	Yes/No	Notes
Does it smell damp?		
Are there black spots or other signs of mould on the walls?		

## DECORATION & FURNITURE

	Yes/No	Notes
Will you be allowed to decorate?		
Is the landlord planning to do any decorating?		
What furniture comes with the flat/ house?		

## FIRE SAFETY

	Yes/No	Notes
Has it got smoke alarms?		
Where are the fire escape routes?		

## GAS SAFETY

	Yes/No	Notes
Is there a carbon monoxide alarm?		
Does the landlord have the latest Gas Safety Certificate		

## DOORS & WINDOWS

	Yes/No	Notes
Do the doors and windows look secure?		
Do the locks work?		
Do they open properly?		

## LOCATION

	Yes/No	Notes
Is the accommodation on a public transport route?		
Would you feel safe coming home at night?		
How near is the property to shops, friends, GP etc.		
What does the area look like? Is it the sort of place you would be happy staying in?		

**Landlord's name:** \_\_\_\_\_

**Agent's name:** \_\_\_\_\_

**Emergency contact number:** \_\_\_\_\_

## FOR FURTHER ADVICE

Call us on 08000 495 495  
or visit [sheltercymru.org.uk/get-advice](http://sheltercymru.org.uk/get-advice)