

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 occupation contract – 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 an occupation contract and always read through the written agreement before signing

FOR FURTHER ADVICE

Send us an email at sheltercymru.org.uk/email-advice
Call us on 08000 495 495 (Mon-Fri 9:30am – 4pm)
or visit sheltercymru.org.uk/get-advice