

GETTING THE RIGHT PLACE CHECKLIST



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

Look around the area

- 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.
- 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?
- Look for available car parking or bike racks.
- Work out if it's convenient. Are you close to friends, family, work or college?

Find out about the property

- 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?
- 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.
- 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.

Work out how much it's going to cost

- 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. 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.
- How much is the council tax? Can you get any help paying it or applying for a reduction?
- Ask about how much the bills come to. Is there a meter?

Find out about the occupation contract and the landlord

- What type of occupation contract is it? This has a big impact on your rights and how easily you can be evicted.
- Check whose name the occupation contract is in. Try to agree some ground rules with anyone you're sharing with.
- Find out if the landlord and agent (if there is one) are correctly registered and licensed with [Rent Smart Wales](#)
- Ask how much notice you have to give before you leave. Can you get out of the tenancy early?
- 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.

Last updated August 2024

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

Registered Charity Number: 515902

