

To ensure a smooth entry into the rental market, please follow this checklist when viewing a property. For more details please see our website www.surrey.ac.uk/lettings



University of Surrey
Lettings

Renting a Property



Below is a list of questions to ask yourself and the landlord/agent when viewing a rental property:

Viewing the Property

- What transport links are nearby?
- Is there parking/bike storage?
- Do you have to have the property professionally cleaned at the end of the tenancy?



Windows

- Is there double glazing?
- Does the property feel cold?
- Are there any signs of damp or mould around the windows?
- Do the windows close properly and lockable?

Heating/Ventilations



- What kind of heating is used in the house?
- Are there electric/storage heaters?
- Is there adequate ventilation in the kitchen and the bathroom?

Inside the house (rooms)

- Are there any signs of damp or discoloration on the walls and ceiling? (make sure you look behind furniture and curtains for signs of damp)
- Is the property furnished, if so what is included?
- Are there fire alarms and CO2 detectors?
- Does the house have fire doors?

Bathroom

- Is there a window, radiator or fan in the bathroom?
- Is the ceiling cracking and peeling?
- What is the water pressure like?



Garden

- What state is the garden in?
- Is it your responsibility to maintain it?
- Will it be in a good condition once you move in?

Questions to ask

- What deposit protection scheme is the deposit held in?
- Are there any bills or insurance included in the rent?
- Ask for a demonstration on how the heating and plumbing works? Is it easy, does it work well?

Other things to consider

It is always worth talking to any current tenants that are around when viewing a property. They may be able to give you an insight into what the house and the landlord is like.



If the landlord or agent makes verbal agreements with you such as 'new furniture will be put into the flat, or certain things will be fixed before you move in. Make sure you get this in writing via email or put into the contract before signing it.

For further advice please contact USL:

University of Surrey Lettings

usl@surrey.ac.uk

01483 681111