

WHAT TO LOOK FOR WHEN CHOOSING A PRIVATELY RENTED PROPERTY

VIEWING ...

- Check online to see if the property is registered at: www.landlordregistrationscotland.gov.uk
- Let someone know where you are going and when you will be back.
- Take a mobile phone with you.
- Consider carrying a personal attack alarm.

IS THE PROPERTY SAFE? - CHECK FOR...

- | | |
|--|---|
| <input type="checkbox"/> Gas Safety Certificate | <input type="checkbox"/> Smoke detectors |
| <input type="checkbox"/> Carbon monoxide detector | <input type="checkbox"/> Safe upholstery (check the labels) |
| <input type="checkbox"/> Working door entry system | <input type="checkbox"/> Well lit access/stair lighting |

WATCH OUT FOR...

- | | |
|---|--|
| <input type="checkbox"/> Smell of damp | <input type="checkbox"/> Stains/soot on gas appliances |
| <input type="checkbox"/> Bare electrical wiring | <input type="checkbox"/> Draughts |
| <input type="checkbox"/> Pest droppings, mould and damp patches | |

WILL YOU HAVE ENOUGH...

- | | |
|--|--|
| <input type="checkbox"/> Money to pay the rent (if required, check local housing allowance rate) | |
| <input type="checkbox"/> Money to pay the utilities | <input type="checkbox"/> Money for a deposit |
| <input type="checkbox"/> Adequate space for everyone living with you | <input type="checkbox"/> Space for your furniture |
| <input type="checkbox"/> Cooking facilities | <input type="checkbox"/> Heating, lighting and ventilation |
| <input type="checkbox"/> Electric sockets | |

continued over...

DOES EVERYTHING WORK...

Windows

Heating and hot water

Toilet and shower

Cooker

Fridge

Vacuum cleaner

ASK (AND WRITE DOWN)...

Who is the landlord?

Is the landlord registered?

Does the property have an HMO licence?

What type of lease will you have?

How long is the lease for?

How much is the rent?

Are there any other charges?

Do you need to pay a deposit?

What scheme will the deposit be placed in?

For a copy of the Energy Performance Certificate (EPC)?

About the school catchment areas?

FIND OUT WHO IS RESPONSIBLE FOR...

Utility bills

Council Tax

Repairs

Cleaning communal areas i.e. stairs

Looking after the garden