

## Important questions to ask when viewing!

Questions	Notes
Let by Landlord or Agent?	
Contact details for Landlord or Agent:	
Address of property:	
Property price and what date a month does the rent need to be paid?	
Are bills included? Which ones?	
If not, how much are the bills? What is the Council Tax Band?	
Is there anything to pay separately?	
Heating type? (Gas/Electric)	
Broadband package? If possible, check the speed.	
Which scheme is the deposit protected by? Insured or Custodial?	
Will the agent or landlord be protecting the deposit?	
What is the minimum contractual term?	
What furniture is included?	
Is there a garden? If so, is it the tenant's responsibility to maintain? What equipment is given if so?	
Are the windows are doubled glazed?	
Is there a latch lock on the front door and bedroom door?	
Is there parking? If so, where is the parking situated to the property?	
Do you know how I can obtain a residential parking and the cost?	

Transport links? Nearest station and where does it go too?	
Nearest bus stop and where does it go too?	
Distance to the nearest high street/ grocery shops?	

### **Items to check whilst in the property.**

	<b>Notes</b>
Look for signs of damp in corners, under the windows and on the ceiling in the bathrooms and room.	
Check for a damp or musty smell in the wardrobes or peeling wallpaper.	
Check the walls for any cracks. Hairline cracks are common, but you should not be able to fit a coin in.	
Carefully look at the condition of the carpets.	
Check the standards of locks on doors and windows. Open and close doors and windows to see whether they stick	
Make sure you get mobile phone reception.	
Check that there are enough power sockets.	
Look at how much in-built storage there, particularly in the kitchen.	
Check the basin and bathroom/shower water pressure.	