Viewing Information Sheet

Use when viewing properties

Date and Time of Viewing:
Address of Property:

Landlord Contact Details:

Tenancy

What are the start and end dates of the contract?

Does the contract have a break clause? This would only apply if your entire group wished to leave the property. What is the notice period?

Has the landlord got an Energy Performance Certificate?

Has the landlord signed up to and advised you of the tenancy deposit protection (TDP)? Please visit www.tenancydeposit.gov.uk for full details of this legal requirement.

Finance

How much is the rent for the property? Per Week? Per Month?

How much is the deposit for the property?

Who pays the water rates? (You or the Landlord)

Be aware that booking/holding fees are generally non refundable. When handing over any amount of money to the landlord please insist on a receipt.

Do not hand any money over to the landlord at viewing unless the whole group is **ABSOLUTELY** certain that you all want the property & have viewed a copy of the contract.

Safety

Does the Landlord have a current Gas Safety Certificate? Insist on seeing the current certificate.

If the property is three or more storeys with five or more bedrooms, this property will require an HMO licence. Please insist on seeing the HMO licence for property. If you have any concerns you can discuss the property with the Local Authority.

Are the smoke alarms in good working order and is there a fire blanket?

Is there an escape route in the event of a fire?

Ask if the property has had an electrical test, ask to see NICEIC certificate. It is not a legal requirement for the landlord to carry this out. However check electrical equipment is in good working order eg. no frayed cables.

 $Check\ furniture\ for\ fire\ safety\ kite\ marks.\ Find\ details\ at\ Trading\ standards-www.tradingstandards.gov.uk$

Property

What type of heating is in the property?

What are the average bills?

What furnishings and appliances come with the property? Do the current tenants own any of the furniture/ appliances? Are they leaving them in the property?

Check for damp and mould in the property. Any concerns can be bought to the attention of the Landlord.

Property Cont.
Check the plumbing by flushing the toilet and turning on the taps. Check the shower pressure.
Check the windows and doors. Are they secure? Are the windows lockable?
Does the building look structurally sound from the outside?
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Additional Checks
The Exterior - checks
The roof looks sound, there aren't any tiles missing.
The gutters and pipes aren't broken or leaking.
The window frames aren't rotten.
The windows aren't broken or cracked.
The Interior
No signs of damp - e.g dark patches, peeling wallpaper or flaking paint.
Few signs of condensation such as mould on the walls.
There aren't any signs of pests, like slug trails and mouse droppings.
Gas & Electricity
The plugs don't get hot when switched on. There are plenty of sockets.
The wiring doesn't look old, there aren't any frayed cables
The gas fire heats up properly and isn't heat stained (if it is it may be dangerous). You know when it was
last serviced and have been shown the valid Gas Safety Certificate.
The cooker works!
Plumbing
There is hot water.
The taps all work properly.
The bath and basins aren't cracked, and the toilet flushes properly.
Security
The external doors are solid with five-bar mortice locks.
The internal doors all have locks.
The windows all have locks.
Does it have a burglar alarm? Use your bargaining powers to get one.
It is in the landlord's interest as well as your own.
Does it have a smoke detector?
Make sure you are happy with the property - view it twice
Notes