



## Smart Viewings, Safe Homes Checklist

Date & Time of Viewing:
Property Address:
Landlord/Agent Contact Details:

<b>Tenancy</b>
What are the start and end dates for the tenancy?
Will you be given a written contract?
Are sharers 'jointly and severally liable' for the tenancy – i.e. if someone in the household were to move out/not pay rent would you need to cover their rent until a replacement is found?

<b>Finance</b>
How much is the rent?
Is it paid weekly, monthly, other?
How much is the deposit?
Will this be held in a government approved protection scheme during your tenancy?
Which bills will the landlord pay?
Which bills will the tenants pay?
Don't forget Wifi!

<b>Energy &amp; Warmth</b>
<p><b>If the landlord pays for gas/electricity:</b></p> <p>Is there a spend cap on the amount they cover?</p> <p>Is there any winter top-up that tenants need to pay?</p> <p>Can tenants access the heating controls i.e. the thermostat?</p> <p>Will the landlord control the heating remotely with an app?</p>
<p><b>If the tenants pay for gas/electricity:</b></p> <p>Is the property double glazed/insulated?</p> <p>Is there a current Energy Performance Certificate (EPC) available?</p> <p>Can you change the energy provider?</p> <p>What are the average utility bill costs?</p>

**Health & Safety**

Does the property have a current gas safety certificate?

Does the property have a current electrical safety certificate (EICR)?

Is furniture fire safe?

Is there a fire blanket in the kitchen?

Are there smoke alarms?

Is there a carbon monoxide alarm?

Is there any black mould in the property?

Are any electrical items safety (PAT) tested?

**DO:**

Look Up! Any marks on ceilings that could warn you there is a leak from the roof or a bathroom?

Look Down! Any marks on floors or carpets near doors or radiators that could warn you that the property is damp?

Take someone with you to the viewing.

**DON'T:**

Hand over any money at the viewing – especially not cash!

Be too shy to ask to see safety certificates.