

rent ✓ right

WITH

Manchester

rent ✓ right

WITH

TOP TIPS



- **DON'T RUSH IN!**
- Do lots of viewings and consider all of your options
- Decide who to live with carefully
- Budget beforehand and take into account the deposit and any other fees
- Ensure your deposit will be lodged in a scheme - it will protect your money if there are any major problems: www.direct.gov.uk/en/TenancyDeposit
- Find a location you are all happy with and research it before signing your contract



Manchester Student Homes
University Approved
Accommodation

- The property - choose an accredited landlord through www.manchesterstudenthomes.com for safer, better and fair accommodation
- Get any additional agreements in writing from the landlord before signing the contract
- Do they need a HMO licence or have an EPC?
- Don't be pressured into signing anything on the spot - take time to consider the offer. **Get your contract checked by Manchester Student Homes.** Remember we check them for **free.**

Need More Help? Contact us at: manchesterstudenthomes@manchester.ac.uk, on 0161 275 7680 or come into the office - MSH Pod, University of Manchester's Students' Union, Oxford Road, M13 9PR



0161 275 7680

The only University Run Housing Service
www.manchesterstudenthomes.com

HOUSE HUNTING CHECKLIST



GAS AND ELECTRICITY

Is there a working supply to the property? Check the location of any meters & ask for gas safety certificates. If there is a gas oven make sure the ignition is working. Are there enough electrical sockets for your needs? Do the electric/gas fires & cooker work?



HEATING

Does it have central heating? Are there enough radiators or heaters in the property? Is it double glazed & insulated? Are there any signs of damp? Have you checked the EPC www.epcregister.com to see how your future home performs?



PLUMBING

Does the plumbing work? Have you tried all the taps? Do the sinks drain? Does the toilet flush or leak? Is there any hot water & how do you pay for it?



CLEANLINESS

Are there any signs of pests (mouse droppings, slug trails, fleas) in the house? Will the landlord be ensuring a full clean of the property prior to your start date? Is there any mould or damp present?



SECURITY

Is there a burglar alarm that works? Are all of the external doors solid & have they been fitted with secure locks? Do all G/F windows have security catches & have thick enough curtains?



FURNITURE

Is there enough furniture for the occupants? Is there sufficient space in the kitchen to store & prepare food? Is any of the existing furniture the property of existing tenants? Is all the furniture in good condition & is it fire retardant (triangle fire tag)? Is the property furnished - what will you have to provide yourselves?



SERVICES

What services is the owner providing you, if any? Window cleaning, gardening, lighting of common areas, dustbin & refuse disposal? What is your responsibility?



MONEY

What's your rent? Does it include bills? If not, ask for current estimates & consumption. How does the rent compare to other rents? Will you pay a deposit? If so, what is it for? Ensure it is protected in a Deposit Scheme. Make sure to obtain a receipt for what you have paid. Are there any additional fees or charges & are these refundable or non-refundable?



AGREEMENTS

Do you know what your contract means? Have you talked to the previous occupants & asked them if they have any comments? Have you been given a copy of the contract you have to sign? Are you jointly liable with the other tenants?



OUTSIDE THE PROPERTY

Does the roof look sound? (You can check for damp from the inside of the house too). Have the gutters got plants growing out of them? Are the drains clear? Is any of the woodwork rotting or unsafe?



SAFETY

In the event of a fire in the main access passageways of the house, could you get out of the house? Are smoke detectors or fire alarms fitted? Does the house have any fire doors, extinguishers or fire blankets?



REPAIRS

Do any repairs need doing? Have you told the owner in writing what needs doing? If the landlord has made any promises to do work or repairs ensure you get this in writing.



DECORATING

Does any decorating need doing? If so, who is doing it & who is paying for it? Has the owner set any upper limit if you are decorating the house yourself? Get confirmation in writing.



INSURANCE

Does your landlord offer any form of insurance? Do you wish to be insured?