



# Viewings Checklist

Questions to ask & things to check at property viewings

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## Tenancy

- Availability
  - How long has property been on market?
  
  - Length of tenancy
  - Renewable? Is there a charge?
  - Break clause – if you need
  - Notice period for ending tenancy
  
  - Special clauses – smoking, pets, other?
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## Landlord/Letting Agent

- Who manages the property? Accessibility, emergency contact
  - Registration – professional body/accreditation scheme
  - Prior experience of letting & managing property
  - Manner – note whether they are helpful & willing to answer questions
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## Costs

### Rent

- Amount
- Any bills included?
- Additional costs?
- How much rent in advance?

### Security Deposit

- Amount
- Where will deposit be protected?

### Tenant Fees & Charges

- Letting agent fees? Under what circumstances refundable?
- Holding deposit? Under what circumstances refundable?
- Other charges during or at end of tenancy?

### Bills

- Council Tax – band & amount
- Utilities: Energy Efficiency Rating – ask to see EPC

### Insurance

- What cover does landlord have (buildings)?
  - What cover do tenants need (contents)?
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## The Property

### General Condition

- Outside e.g. roof, pipes, gutters, paintwork
  - Inside e.g. damp, draught, wires, decor, paintwork, cleanliness
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### Features & Facilities

- Bedrooms – number & size
- Facilities – living area, kitchen, bathrooms
- Furnishings/curtains – what's included?
- Fixtures & fittings – white goods, heating system, power points
- Telephone landline

Note if any repairs/replacements necessary

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### Safety

- Gas safety certificate
  - Electrics PAT (Portable Appliance Testing certificates)
  - Fire safety – smoke alarms, carbon monoxide alarms, chimneys
  - Boiler – when last serviced?
  - Meters – where are they?
  
  - Security – alarm, doors, windows
  
  - Adjoining area – what borders the property? How safe?
  - Any previous problems e.g. burglaries, flooding?
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### Outside

- Parking
  - Communal areas (flats) – whose responsibility? Service charges?
  - Garden – whose responsibility?
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### The Area

- Transport, commute
  - Amenities, shops, leisure
  
  - What's nearby? Any potential problems  
e.g. pollution, flooding, noise, traffic, commercial buildings?
  - Safety – would you feel safe coming home late? Check crime rate
  - Neighbours – elderly, children?
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