

The house;

Is furniture included?	Yes/No
If so, is it in good condition and is there everything you need?	Yes/No
Can you see any signs of disrepair?	Yes / No
Are there enough radiators?	Yes / No
Can you see or smell signs of damp?	Yes / No
Check walls and ceilings, particularly around windows or in wardrobes. Signs of damp include peeling paint or wallpaper, dark patches, and a musky smell.	
Is there enough communal space?	Yes / No
Does the heating work well?	Yes / No
Are the windows double glazed?	Yes / No

Outside;

Are there outdoor lights?	Yes / No
Where are the bins kept?
If there is a garden, are you responsible for maintenance?	Yes / No
If so, are tools provided?	Yes / No
Is there enough parking available for the households cars?	Yes / No
Are the public transport links appropriate for your needs?	Yes / No
Are you getting value for your money?	Yes / No
Marks out of 10;

THINGS TO ASK CURRENT TENANTS

- Do they consider the landlord to be professional and get repairs done quickly?
- Is the property easy to heat?
- If bills are not included in rent, how much do they pay for bills?
- Are there any outstanding issues with the property?

THINGS TO ASK THE LANDLORD/LETTING AGENT

- Where is the meter?
- Is there a gas certificate?
- Can you see the HMO license?
- Do tenants require a guarantor?
- Will all furniture, appliances, and/or crockery remain in the property when you move in?

You can find some more advice about what you should know once you've secured your rental here >>



ADVICE BUREAU

UUSU

RENTERS' RIGHTS

Your checklist to make sure the student house you are viewing is ready to rent.



Find out more about your rights and get help at our Advice Bureau.



WHAT YOU NEED TO KNOW

Don't be pressured into accepting something you're not happy with, or that violates your rights. You have a right to a safe, private space with working amenities and **Tenancy Information detailing your contract with your landlord.**

Do not settle for less or accept paying lower rent for waiving your rights – it will cost you more in the long run! If something doesn't seem right, or you just want to run things through with someone, the Advice Bureau is always here to help.

HOUSEMATES

Choosing who to live with is a big decision, and it can make or break a friendship. It might be a good idea to sit down and talk about what kind of household you want to have, and what standard you expect the house to be kept in, before signing on to live with someone for the next year.

CONTRACTS

It is VITAL that you all read the contract – are you happy with all of the terms? Is it joint or single tenancy? If you're unsure you can **bring or send your contract to the SU Advice Bureau and one of our advisors can review and help you understand the Terms. It is a legal requirement to have Tenancy Information Notice including a contract in place if you are renting – within 28 days.** If you're happy, then make sure you sign at the same time. If one of your group signs their contract, and then the rest decide that this place isn't for you, the person who has signed is now stuck in a **legally binding** contract.

Here's a useful link from Housing Rights NI >>



For Electricity, Gas/Oil, Wi-Fi/Broadband, many companies will want one person for a direct debit set up- especially Electricity and Broadband companies. (Many students have/use one bill account(Revolut/Chase etc) with monthly Standing Orders/ Direct debits-set up at start. No quibbles then!

DEPOSITS

Make sure everyone has their deposit ready to go! This will help everything go smoothly when you're signing for your house, and ensure that you don't lose out on a house because someone hasn't been able to pay. Ensure that you get proof that your deposit is being held in a Deposit Protection Scheme – this is a legal requirement for the Landlord or Letting Agent to do, and they have to provide you with a receipt! **KEEP THOSE RECEIPTS!**

Speaking of, make sure you keep evidence of all conversations and transactions between you and the landlord. Save emails, screenshot messages, and take notes during phonecalls. That way if anything comes up, you know what's been happening.

INTERNATIONAL STUDENTS

The University has some guidance for International students that you can check out here >>



Remember to take & store photos of all rooms/house at start of Tenancy and email all issues, breakages to Property Agent. Housing Provider or Landlord etc

BUDGETING

Plan out how much you've got coming in, how much of that you can afford for rent, and stick to your budget! Student rent in Northern Ireland can vary between £400 and £900 per month. You should consider what bills and amenities are included in the price (i.e. Electricity, Heating, Wi-Fi, gym membership) as this will vary depending on the type of accommodation.

HOUSING CHECKLIST

Name of Landlord:

Address:

Rent per tenant:

Is the property in a good location/area? Yes / No
Would you feel safe walking alone here at night? Yes / No
Are bills included? Yes / No
How are bills paid? Pay Quarterly/
Pay Monthly/Pay as you go

Is there anything else included in the rent?

CONTRACT;

Single / Joint

Contract start/end dates:

Length of contract:

Bedroom;

Are you happy with the size for the price? Yes / No
Is there enough storage? Yes / No
Does the door to the bedroom have a lock? Yes / No

Bathroom;

Water pressure on a scale of 1-10:

Is there running hot water? Yes / No
Are there enough bath/shower rooms for the number of tenants? Yes / No
Is the shower electric or gas? Electric / Gas

Kitchen;

Are all of the appliances working? Yes / No
Is there enough fridge/freezer space for all of you? Yes / No
Is there a working smoke alarm? Yes / No

Security;

Is the front door secure? Yes / No
Is there a burglar alarm? Yes / No
Do the windows lock? Yes / No
Does the back door lock? Yes / No