

# YOUR PROPERTY CHECKLIST

unipol

the home of student housing

To help you we've put together a checklist which identifies some of the key things you should be looking for. It's well worth taking this along with you when viewing properties, as you soon forget which properties had what features.

Address 1

Address 2

Address 3

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## UTILITIES

- |   | Address                  |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
|   | 1                        | 2                        | 3                        |
| 1. Ask the current tenants how much the bills are and if the house is easy to heat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do the electric/gas fires work?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are there enough sockets in each room?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the property gas and electricity or only electricity?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the cooker work?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is internet provided free of charge?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## PLUMBING

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 7. Does the shower work effectively?                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Have you tried all the taps to see if they work? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Do all the sinks drain?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Does the toilet flush or leak?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## SECURITY

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 11. Does the property have a working burglar alarm?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Is the house easy to secure?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Are all the external doors solid?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Does the property have double glazing?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Do all the external doors have five-lever mortice locks and do the downstairs windows have locks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## FURNITURE

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 16. Has the house got enough furniture for the occupants?     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Does any of the furniture belong to the existing tenants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Is all the furniture in good condition?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## KITCHEN

- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| 19. Is the kitchen big enough for the size of house? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Is there enough fridge/freezer capacity?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Is the kitchen clean and hygienic?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## MONEY

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 22. Does the contract clearly state what the rent includes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|

- |   | Address                  |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
|   | 1                        | 2                        | 3                        |
| 23. Do you know which tenancy deposit scheme your deposit will it be held in? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. Do you require a guarantor?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Does the rent include bills?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Are there any extra fees? (handling fees?)                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Is there a summer rent discount?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Is the rent monthly / termly / quarterly?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. What is the holding fee?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Do you need contents insurance?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## OUTSIDE THE PROPERTY

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 31. Is the roof in a good state of repair?              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Have the gutters got plants growing out of them?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Are the drains clear of debris?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. Is any of the woodwork rotting or unsafe?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. Is the garden maintained?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. Is there space for parking or secure cycle storage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## AGREEMENTS

- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| 37. Do you know what type of contract you are signing? (refer to page 22 for clarification)      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 38. Do you know when tenancy starts?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 39. Do you know if the property is managed by the landlord or a letting agent? (refer to page 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## OWNER

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 40. Is the landlord a member of the Unipol Code?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 41. Do you know the owner's name, address and phone number?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 42. Does the landlord / agent provide you with any extra services (e.g. window cleaning, gardening, lighting of common parts, dustbin and refuse disposal)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

