



Property Checklist

Address:

Landlord/Agent:

Rent: £

Questions to ask			
What is the agency fee?		HMO license? (if 5+)	
What is the deposit? Protected?		Gas safety certificate?	
What furnishings/appliances are included?		Is there a burglar & fire alarm system?	
Any bills/insurance included?		What is the EPC rating?	

Location	Rate 1-3 (poor-ok-great)	Comments
Safety at night		
Transport links		
Shops		
Close to friends		
Close to University		
External condition		
Roof, doors & windows		
Bin capacity		
Garden/yard		
Parking spaces		
Security (lighting, back gate etc)		
Internal condition		
Bedroom sizes and condition		
Bedroom furniture (beds, desks, storage etc)		
Bathroom(s)		
Living area		
Kitchen (think about storage inc. fridge/freezer)		
Utility room		
Main appliances/white goods		
Heating system		
General condition (pests/leaks/damp/mould)		

Overall impression:

Total property score: