

# HOUSING CHECKLIST

<b>Fire</b> - There should be a smoke alarm one each floor	
<b>Gas</b> - Is there a current (not more than 1 years old) Gas Safety Certificate?	
<b>Heating</b> - Is the heating system adequate?	
<b>Insulation</b> - Is there loft insulation?	
<b>Security</b> - Are there locks on the doors and windows, do they look secure?	
<b>Condensation</b> - Can you ventilate the bathroom and kitchen? This could be provided by an extractor fan or windows.	
<b>Energy Performance Certificate</b> - An EPC should be shown to you when you are viewing the property so you can see how energy efficient the property is.	
<b>Bills</b> - Are there any bills included in the rent? eg. Gas, electric, water and sewerage bill, internet, TV licence.	
<b>General condition</b> - Is the general condition of the property good?	
<b>Deposits</b> - The landlord must protect your deposit and supply you with the information within 30 working days.	
<b>HMO license</b> - If the property is on 3 storeys and occupied by 5 or more people there should be a HMO license for the property.	
<b>Tenancy agreement</b> - Are you happy with the terms in the tenancy agreement? Is the agreement set up as a joint agreement? If so are you happy with this?	
<b>Fees</b> - A breakdown of all fees should be clearly visible to you in the agent's office and on their website.	
<b>Redress Scheme</b> - Every agent should belong to a redress company which should be clearly displayed. If a letting agent doesn't resolve a complaint, you can complain to this independent redress scheme.	
<b>Client money protection</b> - Does the agent have client money protection? This will protect you in case the agent goes out of business.	