



Top Tips for Viewing a Property for Rent

1. Make a list of 'must have's' and 'would like to have'. This will make you more focussed when viewing a property and reduce the chance of making any decisions in the heat of the moment
2. Work out how much money you want to spend. Some properties will come with bills included and some without so its best to have a clear idea about how much you can afford
3. If bills are not included in your tenancy, see if you can get a rough idea what the previous tenants paid for their utilities
4. Research the area that you are looking to live and make sure that it ticks enough of your requirements.
5. If you have children, investigate the local schools and the availability for new pupils. Just because you are living close to a great local school it does not mean that your child will be able to secure a place
6. Give yourself plenty of time to look around a property to make sure it meets all of your requirements. Find out from your agent what items will be included in the tenancy.
7. If you're planning on flat sharing, make sure you are going to be happy living with your flatmate. Some of your best friends wont always make the best housemates so its better to address any issues/concerns prior to your tenancy
8. If you are planning to rent by yourself, take a friend with you as an extra pair of eyes and a second opinion
9. Ask your Townends agent to explain all the fees associated with renting so that you have a clear understanding of how much extra money you will need when setting up the tenancy
10. Identify any issues that you might have with the property you are viewing and address these with the agent if necessary