



Renting Checklist

Renting is the most popular way to live particularly for teachers on temporary assignments and there are many rental properties available to suit a variety of budgets.

Many teachers relocating from overseas choose to live in shared accommodation which is not only economical but also a great way to meet new friends.

As your umbrella company, **giant** will provide you with an employer's reference letter which you can provide to your letting agent or landlord. This will allow you to complete the rental agreement sooner.

We have pulled together a checklist of things to look out for before you sign your tenancy agreement.

- Deposit protection - your landlord must put your deposit in a government-backed tenancy deposit scheme (TDP) if you rent your home on an assured shorthold tenancy.
- Are any of the bills included? If not, get a bill estimate
- Insulation – does the heating work? Are there double glazed windows?
- Is there an Energy Performance Certificate (EPC)? This is a legal requirement.
- How long is tenancy?
- Ensure you are up to speed on rules about children, smoking and pets
- Test the smoke alarms, lightbulbs, taps and heating. Is the property free of damp/mould?
- Is it safe – check the locks, is a working alarm fitted? Is there a fire escape route?
- Is the area safe?
- What sort of meter do you have? Who are the gas and electricity suppliers?
- If the property has gas heating, make sure you get a copy of the current gas safety certificate
- Does it have all the appliances you need? – a fridge, freezer, oven, washing machine etc.
- If the property is unfurnished, you could benefit from free furniture via the Freecycle Network.
- Find out where your mains water tap is
- If you are renting direct from a landlord, make sure you have the landlord's full name and contact details.
- Do you have a guarantor?
- Find out the annual and monthly Council Tax rates – you can do this [here](#).
- Check whether you need a TV licence.
- Find out the full range of letting agency fees.
- Check with your landlord or letting agency regarding permission to redecorate.
- Take meter readings when you arrive
- Be aware of shared tenancy clauses – you may be responsible for the actions of your co-tenants in certain areas, as stated in the contract.
- Check inventory and report defects – make a list of both. If there are any repairs to be done, make a request before your tenancy starts.
- Check the local amenities – local doctors, dentists etc.
- Are there local convenience stores?
- Research transport links and travel costs.
- Ask about the community schedule – when is waste/recycling collected?

Landlords should provide you with:

- Deposit Protection Scheme paperwork.
- A fire safety label on any furniture provided.
- An Energy Performance Certificate (EPC).
- A copy of the Government's 'How to Rent' guide.