

Questions for Landlord/Agency



Questions	Answers
Does the flat come furnished? If the agent says yes, have them point out what's included and send an inventory over before you sign the contract.	
Which bills are included?	
Does it come with parking? If not, do you need a permit to park outside the property?	
Why are the previous tenants moving out?	
What parts of the property are you responsible for maintaining? For example, the garden, balcony, windows.	
If there are any decorative issues or breakages, ask the agent whether the landlord will be fixing them before you move in (and get it in writing!)	
Who is responsible for managing the property? Is it the agent or landlord?	
If needed, does the property have an up-to-date HMO (house in multiple occupancy license)?	
What goods are included? (Washing machine, microwave, cooker, fridge/freezer etc.) and who is responsible for repairs?	
What furniture is included? Make a note of the condition of the furniture and any promises to replace it before moving in.	
Is there fire safety equipment?	

Questions for Current Tenants



Questions	Answers
How easily contactable is the landlord/agent?	
How responsive are they to fixing disrepair?	
Do they give you 24 hours notice before visits? How much notice do they give you for visits?	
What is the area like to live in?	
What is the area like at night?	
What's the Wi-Fi like? Check your phone while you're in there and quickly do an online speed checker.	
How is the heating and water?	
Are there any issues with pests?	
Roughly how much each month do tenants pay for bills?	
Are there locks for the windows and doors? Do windows and doors open and close easily?	
Is there adequate ventilation to prevent damp and mould?	
Any issues with neighbours?	

Questions for Yourself



Questions	Answers
Does the exterior of the property look sound?	
Is there any obvious mould or damp, or damp smell?	
Look for smoke/co2 alarms.	
Are there radiators in every room?	
What type of heating does the property have?	
Are there adequate locks on the doors and windows?	
Is any part of the property overlooked/neglected?	
How old and in what condition are the cooking appliances?	
Is there enough fridge and cupboard storage space for all tenants?	
What are the local amenities?	
Is there adequate street lighting?	