



Lines open Mon - Fri 10am - 6pm

**0808 801 0338**

Free to call from all landlines and mobiles

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## Thinking of moving?

### What to look for when viewing properties to rent...

#### Can you afford the property?

- Do you have enough money to cover a DEPOSIT?
- Do you have enough money to cover the RENT?
- Do you have enough money to cover COUNCIL TAX and BILLS?

#### Does the property meet all your specifications?

- Some things to consider from a practical and personal view –

##### Practical checklist:

- Is there enough space for your furniture?
- Is there smoke detectors?
- Is there a carbon monoxide detector?
- Is there a working door entry system?
- Does the landlord have a Gas Safety Certificate?(completed annually by law)
- Does the landlord have an Energy performance Certificate?
- Are you responsible for cleaning communal areas and looking after the garden?
- Make sure you receive an inventory of everything within the property- check this upon entering the property and keep; this will hopefully avoid discrepancies in the future

##### Watch out for:

- Smell of damp
- Stains/soot on gas appliances
- Bare electrical wiring
- A badly kept stairwell

##### Does everything work?

- Windows, heating, hot water, toilet and shower, cooker, fridge/freezer, vacuum cleaner?

##### Personal checklist:

- Do you like the area the property is in?
- Are there amenities like shops and libraries in the vicinity?
- Are there good public transport links?
- Do you like the décor of the property?



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### Starting a tenancy

#### What is a tenancy agreement?

- You are entitled by law to a written lease agreement, detailing the terms and conditions of your lease

#### During a tenancy:

- Keep records of payments made to your landlord
- Use the property in an appropriate manner – take care of the property and furnishings etc
- Co-operate with your landlord or agency should any workman need to carry out repairs and allow access to the property
- Your landlord is entitled to inspect your property, you must be given at least 24 hours notice of any such inspection

#### Ending a tenancy:

- There are certain steps that your landlord or you must take to end a tenancy
- You must follow the rules laid out in your lease, unless otherwise mutually agreed by you and your landlord
- Your lease should tell you how much notice you need to give your landlord, generally this is a month

Make sure that you are happy with the property and any agreements before you sign a lease or occupancy and if you do need further advice or support seek it out!

Advice and assistance concerning housing can be sought from the following organisations:

The Young Scot InfoLine – what you need to know, when you need to know it, call us on 0808 801 0338 (Mon-Fri 10am-6pm).

### Useful contacts

Better Renting Scotland - [www.betterrentingscotland.com](http://www.betterrentingscotland.com)

Citizens Advice Bureau - [www.cas.org.uk](http://www.cas.org.uk)

Shelter - [www.shelter.org.uk](http://www.shelter.org.uk)

**0808 800 4444**

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