## Viewing or visiting a potential rental property

**Visiting the property**

You have found a property you like and make an appointment to view. Try to book your appointment face to face (not virtual), during daylight hours, and never let anyone view a property on your behalf. It is important that you find out as much information about the property during your visit.

*What to look for:*

Secure

Is the property secure? For example, functioning windows and doors in a good condition with suitable locks? Is there a burglar alarm? Are there locks on bedroom doors? Is there CCTV? Is there somewhere safe to store our bike or other means of transportation? If you live in University Halls, you can apply for access to the [secure bike storage](https://www2.worc.ac.uk/firstpoint/bike-secure-storage.html). If you have questions or concerns about safety in Halls, you can contact University security - email security@worc.ac.uk.

It is also worth considering content insurance for your new property. However, most companies like to have proof that individuals are doing as much as they can to keep their belongings secure. Many companies offer student discount on insurance. The safety and security of you and your belongings at home is paramount. Home is where you should feel safe and is where you will keep your most valuable belongings most of the time. The University provides free standard Endlseigh insurance in halls. You can contact [Endsleigh](https://www.endsleigh.co.uk/student/student-insurance/?utm_source=Google&utm_medium=cpc&utm_campaign=Brand%20-%20Pure%20-%20Exact&utm_term=endsleigh&utm_matchtype=e&utm_device=c&gclid=EAIaIQobChMIwq7Y05mo5AIVwrTtCh2c4A8PEAAYASAAEgL-tPD_BwE) to increase cover on specific items of value.

Safe

Is the property safe? Are here smoke alarms and carbon monoxide detectors? Is there Fire escape route or meeting point?

Click [here](https://www.worcsu.com/pageassets/helpandadvice/housing/findingandsigning/Student-checklist.docx) to view a property checklist which has been produced by Hereford and Worcester Fire and Rescue Service, Worcester City Council Housing Department and University of Worcester to help you assess the standard of fire safety in your chosen accommodation.

Condition

Is the condition of the property good? Is there damp or mould? Are the toilets and bathrooms in good condition or are there leaks? Are there exposed electrics? Are electrical items PAT tested? Are there extractor fans? Does the outside of the property look well-maintained?

**What to ask:**
Who is responsible for the bills, and can we change providers?
Who is managing the property and how do we contact them if we have a question or concern?

* What furnishings are included with the property?
* Which scheme will my deposit be kept in?
* When do you need to sign/pay the deposit and how do I pay the rent?
* Will we be charged for any administration or any other fees?
* Are there any planned works or renovations to the property?

All deposits taken by landlords and letting agents for Assured Shorthold Tenancies in England and Wales, must be protected by a tenancy deposit protection scheme, this includes students letting rooms or properties during their studies.

*Disclaimer*

*Every effort has been made to ensure that all information contained on the Help & Advice web pages is both current and accurate. However, information within these pages is subject to change without prior notice. Please seek professional guidance for the latest information. Any advice given by members of staff is based on the information available and to the best of their knowledge. No liability can be accepted for any errors or misleading information. Please note the SU Advice Service is a member of AdviceUK.*