



Student renter's top tip checklist

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Congratulations, you're about to join the wonderful world of renting! Before you sign on the dotted line, download our checklist and tick off each bullet point once it is complete...



1. Tenancy agreement: Have you signed your tenancy agreement?

- Have you read and understood the tenancy agreement? This is a contract between the landlord and tenant, stating their rights and responsibilities?

- Have you selected a suitable and willing financial guarantor?

- Are you aware of the rules regarding property maintenance and the conditions to abide by to minimise deposit deductions?

- Can you comfortably afford the monthly rental payments? Make sure you include additional expenses such as utility bills, council tax and TV licence costs



2. Housemates: How do I choose the perfect housemate?

- Have you chosen your housemates carefully? Are they trustworthy, responsible and financially reliable? Or do they behave irresponsibly and exhibit red flags which could serve as a warning about their ability to be a good housemate?

- Are all your housemates aware of the joint liability or rent payments if renting under an Assured Shorthold Tenancy (AST)?



3. Inventory: How can inventory checks be used to avoid disputes?

- Have you taken time-stamped photos of key items to record their condition at the start of the tenancy?

- Have you written detailed notes about the condition of the property and items within it? These can be used as a reference point later on

- Have you requested a check-in report from your landlord?

- Have you taken meter readings for gas, water and electricity to avoid overpaying?



4. Health and safety: Has your landlord provided relevant health and safety documents?

Has your landlord or agent provided evidence that gas and electrical equipment has been safely installed?

Has your landlord or agent provided you with a gas safety certificate?

Has your landlord or agent provided you with an energy performance certificate?



5. Deposit: What should you do after paying a deposit?

Have you made the decision to opt for a deposit replacement scheme like [Ome](#), or a traditional cash deposit?

Traditional deposit option chosen: Has your landlord given you information about where your money is being protected? And has your landlord provided advice on how to get it back at the end of the tenancy?

If you're opting for a traditional deposit: Has your landlord provided evidence that your deposit has been protected within 30 days of the start of the tenancy?

Deposit replacement scheme chosen, such as [Ome](#): Have you calculated the monthly membership cost by using the [calculator on the website](#)? And have you downloaded the Ome app to manage your membership and set up payments?

