

Cardiff University Students' Union

Undeb Myfyrwyr Prifysgol Caerdydd

HOUSE HUNTING TIPS

brought to you by your Students' Union

DON'T RUSH. A HOUSEMATE IS FOR A YEAR, NOT JUST FOR FRESHER'S WEEK

There are plenty of student houses in Cardiff so take time to decide who you want to live with and look at a variety of houses.

FIND OUT HOW MUCH YOU WILL NEED TO PAY UPFRONT

Letting agencies and landlords may charge you administration and holding fees which are non-refundable and some will charge much more than others. If you rent with Cardiff Student Letting you will not be charged any fees.

BEWARE OF PROMISES

If the landlord or letting agency makes promises such as to provide new furniture etc make sure that it is written into the tenancy agreement. But beware...if they break their promises you may not be able to get out of the contract. 'What you see is what you get' is a good thought to bear in mind.

TENANCY DOCUMENTS ARE LEGAL CONTRACTS

Check the contract carefully and seek advice from ARC. Once you have signed, you can't just change your mind. When you sign as a group you all become legally responsible for paying the rent and keeping to the contract. If you've signed a contract and are worried you've made a mistake, visit ARC for advice.

CHECK THAT YOUR DEPOSIT IS PROTECTED

Your landlord or letting agency must protect your deposit within 30 days of receiving it. If yours has not been protected seek advice from ARC.

GET IN TOUCH WITH ARC:

Telephone: 029 2078 1410

Email: Advice@Cardiff.ac.uk

Visit: cardiffstudents.com/advice

ASK YOURSELF THESE QUESTIONS WHEN YOU ARE LOOKING AT HOUSES/FLATS

ON ARRIVAL



- ☐ Does the house look well cared for?
- ☐ How secure are the front/back doors and ground floor windows?

BEDROOMS



- ☐ Are the bedrooms a good size?
- ☐ Is there enough study and storage space?
- ☐ Does the furniture belong to the landlord or tenant? Is it in good order?
- ☐ Is there heating in the bedrooms?

SHARED AREAS



- ☐ How many bathroom/toilets?
- ☐ Are bathrooms heated and ventilated?
- ☐ How big is the kitchen?
- ☐ Enough kitchen units/fridges for everyone?
- ☐ Furniture and carpets in good condition?
- ☐ How many chairs/sofas are there?
- ☐ Are all the shared areas heated?

GENERAL OBSERVATIONS



- ☐ Do all the windows open and close?
- ☐ Is there any musty smell, smell of damp or signs of mould?
- ☐ Smoke detectors throughout the house?
- ☐ Is there a safe escape route in case of fire?
- ☐ Can you easily walk/cycle/bus/train to lectures/tutorials/placements/nights out/shops?

Ask the landlord/agent:



- ☐ Which of the mandatory schemes for protecting the deposit/bond will be used?
- ☐ Is the house licensed with Cardiff Council? *(All rented houses in Cathays for 3+ should now be licensed. In other areas licenses are needed if 5+ people are sharing 3+ floors).*
- ☐ A current gas safety certificate?
- ☐ Is the landlord/agent a member of an accredited organisation?
- ☐ What will you be asked to pay now, if you decide to rent the house?

You can have a FREE, INDEPENDENT check of your tenancy contract before you sign it - just visit ARC

DROP IN SESSIONS: **Park Place** Monday - Friday 10:00 - 15:00 Thursday 13:00 - 15:00 **Heath Campus** Monday 12:00 - 14:00