

# 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 administration fees when you have chosen a house. These are usually non-refundable and the amounts vary.

**Beware of promises**

If the landlord or letting agency makes promises (e.g new furniture, redecoration), make sure this is written into the tenancy contract. But beware...if this promise isn't met it doesn't mean you can automatically get out of the contract.

**Tenancy Documents are legal contracts**

Read through the contract carefully and seek advice from Student Advice before you sign. After signing, 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 have signed a contract and are worried, visit Student Advice.

**Check that your deposit is protected**

Your landlord or letting agency must protect your deposit within 30 days of receiving it and tell the tenants which protection scheme is being used (including any reference numbers). If you don't receive this information within 30 days, contact Student Advice.

## **GET IN TOUCH WITH STUDENT ADVICE**

**3rd floor Students' Union Park Place  
& The IV Lounge at Heath Park campus**

 029 2078 1410

 [Advice@Cardiff.ac.uk](mailto:Advice@Cardiff.ac.uk)

 [cardiffstudents.com/advice](http://cardiffstudents.com/advice)

If you would like a Welsh copy  
of this leaflet, please visit:

**[cardiffstudents.com/advice](http://cardiffstudents.com/advice)** to  
download a pdf version or visit Student  
Advice, or Heath Students' Union.

# Ask Yourself These Questions When 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?
- ☐ ☐ Is there 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?

## Remember

You can have a **free, independent** check of your tenancy contract before you sign it.  
For an appointment contact Student Advice:

3rd Floor Students' Union Park Place, or The IV Lounge at Heath Park campus

☎ 029 20 781410 ✉ [advice@cardiff.ac.uk](mailto:advice@cardiff.ac.uk)

or come to our drop in service (no appointment needed)

3rd Floor Park Place: Monday - Friday 10am-3pm (except Thursdays 1-3pm)

The IV Lounge at Heath Park campus: Monday 12-2pm