

STAGETWO

Viewing and securing a property

The rental market moves fast so if you see the perfect property with an Agent, you have to act quickly to secure it. Arrange a viewing, or multiple viewings, as soon as you can and try to view properties in quick succession so it's easier to make a decision.

Our top tips for viewings: Ask lots of questions!

- The space. Does it meet your needs? Will your furniture fit or does it have the furnishings you need? What about storage?
- Parking. Does it come with a parking space or garage? Does the parking space cost more on top of the rent? Do you need a permit?
- The décor: You won't necessarily be able to re-paint without permission so does it match your preferences? Also ask about putting up pictures/mirrors – are there existing hooks for these?
- Ask about mobile phone reception, cable/satellite dish, broadband availability and electrical sockets.
- Who is looking after the tenancy once someone moves in – is it the Agent or the Landlord?
- If you like the property and are considering it, ask about any works being done (or not being done) before someone moves in. If there is something you'd like doing before moving in, ask if it is a possibility as this will help you make your final decision.

Making a decision & making an offer

Choosing and securing your property of choice can sometimes be a competitive business, so it is best to tell the Landlord/agent that you are interested as soon as you are ready. Provide as much information as possible to speed things up:

1. Are you paying the advertised rental amount?
2. When do you want to move in?
3. How long do you want to sign up for?
4. How many people will be living there?
5. Do you have any pets?
6. What is your employment status?



Hunters Top Tip for securing a property: Once you have found the right flat or house, you'll need to put a holding fee down to state your intention and show good faith.

You should ask your Agent what their fee is; you should also be able to check their website and branch for a list of all potential fees. Before you move in, you will most likely have to pay the first month's rent and a deposit so make sure you have clear funds available.

The Landlord/Agent will need to carry out checks on key pieces of information to make sure the property is affordable for you; they must also cover off various legal requirements. To speed this along, be prepared with relevant documents such as a form of identification and confirmation of your address. The Agent will ask for proof of your "Right to Rent" under the Immigration Act – you can read more about this on our website here:

https://www.hunters.com/application/files/7715/1618/8657/Right_to_Rent_PDF.pdf

Your Agent at this point should also make sure you are aware of certain "terms and conditions" as well as useful information to read through so you know exactly what is happening. You should be provided with the following:

1. Draft Tenancy Agreement – Gives you a good opportunity to read through what the final contract will say.
2. Deposit Scheme Information – all deposits must be registered in a Government approved scheme – the Agent should give you a leaflet relating to this.
3. Confirmation of the payment you have made so far and information on what the next steps are.