



What to look for when choosing a private rented property

Viewing...

- Check online to see if the property is registered at: landlordregistrationscotland.gov.uk/
- Let someone know where you are going and when you will be back.
- Take a mobile phone with you.

Is the property safe? – Check for...

- | | |
|--|--|
| <input type="checkbox"/> Gas & Electric safety certificates | <input type="checkbox"/> Hardwired & interlinked smoke detectors |
| <input type="checkbox"/> A copy of the energy performance certificate | <input type="checkbox"/> Carbon monoxide detector |
| <input type="checkbox"/> Ask if a legionella risk assessment has been done | <input type="checkbox"/> Well lit access/stair lighting |
| | <input type="checkbox"/> Working door entry system |

Does everything work..??

- | | |
|--|--|
| <input type="checkbox"/> Windows | <input type="checkbox"/> Cooker |
| <input type="checkbox"/> Hot water and heating | <input type="checkbox"/> Fridge/Freezer |
| <input type="checkbox"/> Toilet and shower | <input type="checkbox"/> Washing machine |

Continued...



Midlothian





Watch out for...

- | | |
|--|--|
| <input type="checkbox"/> Smell of damp | <input type="checkbox"/> Stains/soot on gas appliances |
| <input type="checkbox"/> Damaged electrics | <input type="checkbox"/> Pest droppings, mould and damp patches. |
| <input type="checkbox"/> Draughts | |

Ask (and write down)...

- Who is the landlord?
- Is the landlord registered?
- What type of lease will you have?
- How much is the rent?
- Do I need to pay a deposit?
- Are there any other charges?

Who is responsible for...?

- Utility bills (Gas electric etc.)
- Council Tax
- Repairs
- Cleaning communal areas i.e. stairs
- Looking after the garden

