

HOUSEHUNTING - TOP TEN TIPS

1. **DON'T PANIC!!**

Despite what some Landlords may tell you - there is no shortage of student accommodation in Sheffield. In fact the massive increase in purpose built flats has led to an over supply of shared houses. So take your time and make sure you get a property that is suitable for you.

SHU Accommodation Services is your best first point of call as they have lists of University Registered Landlords available <http://www.shu.ac.uk/accommodation/helpadvice.html>
Ensure that your Landlord is member of the **Sheffield Responsible Landlords** scheme.

2. **Get the Rough Guide to Househunting**

Hallam Union and Accommodation Services produce a booklet with everything you need to know about looking for and living in a house. Pick up a copy in person or download from http://www.shu.ac.uk/assets/pdf/rough_guide.pdf

3. **Think about whom you will live with**

The main source of housing problems that the Advice Centre deals with are inter-tenant issues - so think carefully about who you're going to spend the next year living with.

4. **Have a good look round any potential property**

Take your time and take a thorough look around - you may be spending the whole of next year living there. Is there any obvious damp, mould or other problems?

5. **Talk to the current tenants**

The current tenants will know better than anyone what the house and Landlord is like.

6. **Can you afford it?**

Ensure you can afford the rent and keep to the payment dates *BEFORE* you sign up.

7. **Do you understand the contract? Get it checked!!**

A contract is a legally binding agreement with no easy way out once signed - so make sure you understand it - or better still - get it checked at the Advice Centre.

8. **Joint contract? Do you know the risks?**

Do you want to be responsible for your housemate's rent? If not then don't sign a joint tenancy!

9. **Is the house safe & secure?**

Ensure the Landlord has the relevant Gas & Electrical certificates and that the doors and windows are secure.

10. **What Tenancy Deposit Scheme is the Landlord in?**

By law Landlord should put any deposit into a Tenancy Deposit Scheme and supply you with details of the scheme within 14 days of receipt of your deposit. Which one will yours go into?

Advice Centre

For further advice - check out the advice centre website <http://www.hallamunion.org/advice>
Or call into the advice centre at the Hubs. We are open every weekday from 10am-5pm (noon-5pm on Thursday) at the Hubs and 10-noon on Fridays at Collegiate Crescent.

