Checklist
Potential housemates - check who or what you want to be check - from you’ve got the correct contact you can start meeting possible housemates. Here’s a good checklist to get involved with before you move in:

Before you go
- Make sure your landlord/agent knows you are applying
- Get an idea of your expected rent and services included

When you’re there
- Don’t see a house just because it’s close
- Are you happy with the public transport services available?

The house
- Does it come furnished?
- Does the landlord/agent provide everything?
- Is the house safe and secure?

Safety and Security
- Sketching out obstacles?
- Is there a safe place to store your belongings?
- Can you escape?

Money
- Do you have a rent debit card?
- Is it worth paying agency fees?
- Is it worth paying a deposit?

Step 1 When do I start looking?
You’ve probably heard it lots already but we can’t stress it enough, take your time! It’s going to be a big decision and you’ve got to get it right. The first thing you need to do is to plan what you need and want, and then start looking for houses.

The house
- How much can you afford to pay?
- How much can you afford to pay?
- Do you need a guarantor? (many landlords/agents will require one). Can everyone in your group provide one? In most cases your parents/guardians will be guarantors

Safety and Security
- Are you happy with the public transport services available?
- Are there shops and services nearby?
- How long does it take to get there?

Location
- Is there enough shared space?
- Are the rooms a good size?
- Are the windows double-glazed?

Signs of mould or damp?
- Is there any damage?
- Does it come furnished?

The house
- Are there shops, cafes, supermarkets and gym closeness?
- Does the area feel safe?
- If you have a car do you need a parking space?

Step 2 Who do I live with?
This is a big one and probably one of the hardest decisions to make when considering your home for next year.

Step 3 Where do I live?
Location is really important.
- Is it a joint or individual contract?
- Are fees negotiable?
- Is it worth the agency fees?

Money
- Lockable windows?
- A working burglar alarm?
- Working smoke detectors?

Step 4 How do I find a property?
There are lots of websites where you can search for accommodation,
- Good places to start your search are:
  - studentrental.co.uk
  - unilodgers.net/university
  - student-accommodation.com
  - Nightfame

- There are lots of websites where you can search for accommodation,
- The SU’s Accommodation Finder Group
- Nottingham Flatmate on Facebook.
- Word of mouth is also really important -

Step 5 The Legal bit
It doesn’t have to be scary!
- Before you go
- Where do you want to live?
- Think about where you will be living from September 2023 - January 2024

Money
- What type of contract are you going to sign?
- Is it a joint or individual contract?
- Does the landlord provide everything?

Step 6 Viewing properties
Just because its student accommodation doesn’t mean you should accept the first house you see.

Before you go
- Make sure you get your contract checked with SU Advice before signing!
- Do you need a guarantor? (many landlords/agents will require one). Can everyone in your group provide one? In most cases your parents/guardians will be guarantors
- Do you need to get parking permit?
- Is it worth paying agency fees?
- Is it worth paying a deposit?

Family advice after viewing
- Make sure you get your contract checked with SU Advice before signing!
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You’re starting to think about accommodation options for your next academic year and perhaps decided that private-rented accommodation is for you. If this is the case then this is your SU guide of key information and things to consider as you start looking.

There’s a plenty of accommodation in Nottingham, in fact, there’s more accommodation than students, so you’ve picked about 100% the right area, take care in finding something that’s right for you, and most of all enjoy the experience.

You can find lots more information and tips from SU Advice at su.nottingham.ac.uk/advice or by visiting Advice on C floor, Portland Building.

Tips
It is nearly always cheaper to pay bills directly yourselves. Be confident (not pushy) and ask, they can only say no.
Remember, agents/Landlords are just as keen to let their properties as you are to find somewhere. You should negotiate a gap between tenancies to allow for cleaning/refurbishments.
Know the market - find out average rents and administration fees. Be able to justify your reason for asking for a discount/reduction.
When viewing as a group, you may want to nominate a lead negotiator. Make a good impression - landlords want responsible tenants.

Additional considerations
What visit you required? Because there is a surplus of accommodation in Nottingham, we recommend you try to negotiate on the following:
The amount of rent payable
The summer retainer (if this is being asked for)
The length of the contract
Any administration costs
Bills included
Refurbishments/improvements
Furniture/appliances

Licensing and accreditation
Most properties in Nottingham fall under an allocation scheme, which can vary from place to place. You have to be cautious.
All letting agents need to be members of a “property redress scheme”. These are government authorised schemes which give you a way to escalate complaints if you’re unhappy with how you have been dealt with by your letting agent. You should also look for a property that is Nottingham Standard accredited.
All letting agents need to be members of a “redress scheme.”

International students
Finally, you should have viewed the property in person before you commit and pay any money.
If you need a UK-based guarantor, and this is not possible, you may be asked to pay an increased amount of rent in advance. It’s important to check your tenancy agreement as to whether or not you need a guarantor.
You should also negotiate a gap between tenancies to allow for cleaning.
You are bringing your family later in the year, don’t make a long-term commitment to a property that is not suitable for your family.
It’s not rude to ask questions and walk away if you need further advice and support before committing to a decision.

After your visit
Have you visited the area during the day and night?
Contact the current tenants if you missed them earlier
Do you require a guarantor?
Is there a ‘holding deposit’?
Do you want to live there?

It’s reasonable to be given 24 hours to take the contract at home and review it.

Viewing Notes
Do you arrive on time at the allotted time and date?
Do you need to clean the property before paying any money?

Make sure you view the property before paying any money.

Finding a new place
Your guide to househunting

SU Advice can provide all the advice and support you need in finding the perfect home.