Now you've got these covered you can start viewing possible new homes. We've put together a checklist to make sure you don't miss anything.

Checklist

Potential homeowners - check if you are ready to view - check if you've got all your contact details on hand and can get to your new home easily. Here are some questions to ask about the potential homes you are considering.

Before you go
- Who manages the accommodation agency?
- Have you read the Property Finder Group's training videos?
- When you're ready, talk to your advisor.

Does it have a joint or individual contract?
- Do you want to be the landlord of the property?
- Do you want to be the agent of the property?
- Do you want to be the occupier of the property?
- Do you want to be the guarantor of the property?
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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 plenty of accommodation in Nottingham, in fact, there’s more accommodation than students, so you’re spoilt for choice! With this in mind, take some time to explore your options, areas of the city, find what’s right for you, and most of all enjoy the experience.

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.

International students
- Ideally, 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. Try negotiating to minimise the upfront cost.
- If 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.

Additional considerations

What can you negotiate?

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 ensures that your house has to meet the following standards:
- A "Nottingham Standard accredited" property
- A property with a valid HMO licence
- A property that is not under an allocation scheme

Ask the landlord

- Do you require a guarantor?
- Is there a ‘holding deposit’?
- Does the landlord have any pets?
- Are there any issues with the house?
- How is the local area?

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’?

Viewing Notes

- Reasonable to be given 24 hours to take the contract and return it within 24 hours.
- The points of view are given in numbers to take the contract while making notes and review it.

The property may be taken or sold by another party.

Additional information

- Licensing and accreditation
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Checking a Guarantor

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Finding a new place

Your guide to househunting

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