



LANDLORD CHECKLIST



THINGS TO REMEMBER.....

I HAVE CHECKED THAT ALL ADULTS LIVING AT THE PROPERTY AS THEIR ONLY OR MAIN HOME, HAVE THE RIGHT TO RENT PROPERTY IN THE UK.

IF AN INVENTORY AND/OR REPORT OF CONDITION HAVE BEEN PREPARED, I HAVE PROVIDED THE TENANT WITH A COPY.

I HAVE PROVIDED THE TENANT WITH INFORMATION ABOUT THE PROPERTY AND ITS INSTALLATIONS.

I HAVE PROVIDED A COPY OF THE GAS SAFETY CERTIFICATE AND ENERGY PERFORMANCE CERTIFICATE TO THE TENANT.

I HAVE GIVEN THE TENANT A COPY OF THE GOVERNMENT'S 'HOW TO RENT' GUIDE (AVAILABLE ON THE PRIVATE RENTED SECTOR PAGE AT WWW.GOV.UK).

I HAVE PROVIDED THE TENANT WITH A RECORD OF ANY ELECTRICAL SAFETY INSPECTIONS WHICH HAVE BEEN CARRIED OUT (BY LAW, LANDLORDS ARE REQUIRED TO ENSURE THAT ALL WIRING, INSTALLATIONS AND ANY ELECTRICAL APPLIANCES THEY SUPPLY ARE SAFE AND CHECKS EVERY 5 YEARS ARE RECOMMENDED).

IF THE TENANT HAS PAID A TENANCY DEPOSIT, I HAVE PROTECTED THE DEPOSIT AND SENT THE TENANT INFORMATION ABOUT THE DEPOSIT PROTECTION.

I HAVE PRINTED OUT COPIES OF THE AGREEMENT FOR MYSELF AND MY TENANT(S).

I HAVE INSTALLED A SMOKE ALARM ON EVERY FLOOR USED AS LIVING ACCOMMODATION AND A CARBON MONOXIDE DETECTOR IN ANY ROOM WITH A SOLID FUEL BURNING APPLIANCE, AGAIN USED AS LIVING ACCOMMODATION.

I HAVE CHECKED THE ABOVE ALARMS ARE IN WORKING ORDER ON THE FIRST DAY OF THE TENANCY.