

Housing Top 10 tips

Protect your money and feel secure when you move into rented accommodation with these ten tips.

1 Only sign a tenancy agreement if you are 100% sure that you want to move into the property. You are liable for the whole of the rent for the fixed term of the agreement once you sign the contract.

2 Be aware that if you sign a joint tenancy agreement when you move into a property, you are jointly liable for the rent even if another tenant does not pay the rent or decides to move out.

3 Make sure that you fill out an inventory checklist before you move in and take pictures of any disrepair so that you are not charged for any missing items when you vacate the property. Send these pictures to the landlord or letting agent so they are dated.

4 Make sure that your tenancy is protected in a tenancy deposit scheme.

5 Make sure that any fees that you are charged are in line with the new [Tenants fees bill 2019](#).

6 Make sure that you have an UK address for your landlord on your tenancy agreement.

7 Your landlord is responsible for fixing any repairs but make sure that you report it and put it in writing.

8 Make sure that you take a meter reading for both gas and electricity and contact your provider to tell them the date that you have moved in. This will prevent you from being overcharged.

9 Make sure that you have a current gas safety certificate (GSC) when you moved in. Ask your landlord for the GSC as it is a legal requirement to have one.

10 Agree at the start how you are going to share the bills if sharing with other tenants.

Contact the GSU Advice Team if you are a student who needs advice on any issue relating to renting in the private sector.

Get in touch through our online form greenwichsu.co.uk/advice/triageform