

# 7 Top Tips for Tenants



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## Look After Your Property



Lots of landlords want you to settle into your property and make it feel like home. Some landlords are happy for minor improvements or changes but it is always important to get permission to do things around the house.

We would always recommend asking your landlord or agent for the permission in writing and noting any conditions associated with the request. This makes sure you have a record for the end of your tenancy and the final checkout report and prevents any unnecessary deposit deductions.

Consider getting contents and tenant liability insurance too as this can help with any accidental damages.



## Know Your Property

It is always good to know the important security and safety aspects of your property.

When you move in, make sure you locate your fuse box, stopcock and meters. This will help if there are unexpected leaks or power cuts. This information can often be found on your inventory.

It is also good to make sure you are familiar with your appliances. There may be manuals in the property or online. Ask your agent or landlord for more information on the safe operation of the appliances around your home.

Check the location of your smoke and carbon monoxide detectors. They should be tested before you move in by your landlord or agent. After this you need to make sure you test them at least once a month.





## Know who your landlord is

Make sure you have the name of your landlord and an address at which you can serve written notices to in England or Wales.

Even if your landlord lets the property through an agent, you should still be aware of their name or the company under which the property is let.

When you want to leave the property, you should always serve your notice in writing and the address on where to serve this should be in your contract or as part of your moving in paperwork.

Landlords are obliged to provide this information and the rent is not lawfully due until they do so.



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## Deposit Protection

If the landlord asks for a deposit, check that it is no more than 5 weeks worth of rent and that it will be protected in a government approved scheme.

Some schemes hold the money, and some insure it and you landlord holds the money. Either way your landlord or agent should provide you with prescribed information showing that it is protected.

You may be able to access a bond or guarantee scheme that will help you put the deposit together. Contact your local authority for advice.



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## Agree an Inventory



When you move in you should make sure that you agree an inventory which shows the condition of the property at the start of the tenancy.

If you are provided with a copy, make sure you review it and agree with what it shows and says. Add any additional comments and take date stamped photographs to evidence any additional points you want to add.

This will help make things easier at the end of the tenancy if there are any disputes over the condition of the property. The inventory can be used in conjunction with your deposit scheme to help if your landlord and you cannot agree.



## Check your House is Safe

Landlords have a legal requirement to make sure that the property you rent is safe and free of hazards.

When you first view a property, take care to check out all the rooms and identify any potential problems. Make sure you bring these up with the agent or landlord prior to signing any contracts.

If a problem occurs once you live at the property, make sure you report it as soon as possible to your landlord or agent so they can action it.



Check out the latest government guidance by searching the Homes (Fitness for Human Habitation) Act 2018

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## Electrical Safety

From 1 April 2021, all private landlords must make sure that electrical installations are inspected and tested by a registered electrician.



The electrician will produce a report for the landlord. You should be given a copy. The inspection should take place at least once every 5 years.



Even once the electrics are certified as safe, it is always important to keep an eye out on any issue and report anything unusual that you notice.

Pop in and say....



Our friendly lettings team are more than happy to offer help and advice.

You can pop to our office at 66 Market Street in Lancaster or get in touch using one of the methods below:

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