



1. Realise you need accommodation



2. Ask friends and family about letting.



3. Find advice on the Kavu website through our 'Help for Students', 'Wizolde explains' blogs, Help for Tenants and How to Rent.



4. Figure out where you want to live



5. Create a group. Make sure your group is firm. If someone drops out you could lose the property.



6. Once you know your group size and where you want to live, search properties based on amount of rooms, location and budget.



7. Shortlist 3 properties that you wish to view.



8. Request a copy of the AST's. Make sure you, your group and your family understand it along with the Joint & Several



9. Arrange to view the property.



10. During your viewing, make sure you are presentable. Don't forget the landlord or agent will be making sure you are a suitable tenant for the property.



11. Don't be late, dress well and ask as many questions as you can regarding the property. Respect the existing tenants when you are viewing.



12. Before you ask the landlord for First Option, make sure everything is ready to go, details have been collected and money is ready.



13. Ask the landlord for 'First Option' and pay the Holding/Security deposit as soon as possible.



14. Sign the contracts.



15. Agree your move in date.



16. On your moving in day take time to review the property, the inventory and the condition report.



17. Use your phone to take photos and videos of the existing condition of the property for your own protection.



18. Enjoy your property, have fun and respect the property, your house mates and the neighbours.



19. During the tenancy, report any issue you encounter straight away.



20. Towards the end of your tenancy start to prepare your exit. Book cleaners, arrange leaving dates and assign jobs to your group.



21. Preparation will make your leaving day run as smooth as possible.



22. End of tenancy.