Thinking about renting a flat?
Make sure you’re clever like Pat.

Things to consider

- Does the property exist? Many adverts for flats to rent are scams. Always visit the property and verify the landlord or agent are genuine before handing over any money.

- Does the Letting Agent belong to a redress scheme – either The Property Ombudsman or the Property Redress Scheme? All Property Agents that carry out Estate, Lettings and Property Management Work, as defined by legislation, must join a government authorised consumer redress scheme.

- Does the agent have Client Money Protection – they must tell you if they do?

- Check what fees are payable, inclusive of VAT and what they are for.

- Is the “holding deposit” refundable and what are the conditions for a refund? Make sure you consider them, are they fair?

- Is there a tenancy agreement? Read this carefully before handing over any money!

For further advice on renting a flat, visit www.shelter.org.uk

It is important for you to know what you can afford and understand the kind of rental agreement you are entering into.

Find out about your rights and responsibilities as a tenant so that you can follow the rules.

For more advice contact
Citizens Advice Consumer Service on 03454 040506