



Tips for Homeseekers and Flatsharers

Outlet's Letting Lounge is a fun and social way to find a new home. To make it an even easier and more successful couple of hours read the tips below!

Be prepared

To get the most out of the evening it is advisable to come early and to be prepared to ensure success:

- Try to arrive as early as possible so as to meet everyone that you need to
- Chat to as many landlords and people offering rooms as possible
- See if there are any others with whom you could Buddy Up to secure a bigger and better property (usually at a lower cost).
- Be prepared with a list of questions about the property for those renting a room or property.

FREE Wi-Fi: On the night of the event Wi-Fi will be available enabling you to view properties online at www.Outlet.co.uk. We will have a couple of staff manning computers for registration purposes, so bring your own if you can!

Before the event - Some thoughts to consider

How much can I afford to spend on rent?

This is the really big question! You'll need to look at your earnings / income generation against your monthly outgoings. Work out all your costs each month:

- Total incoming earnings and total outgoing expenditure (Bill etc)
- Remember to budget in things such as food, basic items and even going out!
- Use Outlet.co.uk's budget calculator to find out what you have available

Once you have a monthly outgoings total you should be able to work out what rent you can afford. Always stick to your budget otherwise you might a wonderful place to live but can't afford to leave the house!

How to calculate the monthly rent?

Rent can be shown as either weekly or per calendar month (pcm).

- You should always try to agree that rent is paid as a pcm figure as weekly paid rents end up being more over a long period.
- To calculate a 'weekly' rental figure to 'per calendar month', multiply the weekly amount by 52 (no of weeks in a year) and then divide by 12 (no of months in a year). This will be your monthly rent.

Pick up a 60% discount to Outlet.co.uk

All people attending the Lettings Lounge event automatically get a 60% discount voucher for Outlet's unique property matching website. Why not create a profile and advert before the event and view your advert matches. We can even activate your advert if you like on the night.

For a full and comprehensive list of advice check out the "Tips for landlords" section on the Outlet website www.Outlet.co.uk

Create an advert

It is advisable to create a 'wanted' advert on www.Outlet.co.uk before you arrive. This will force you to think about what you want before you even get to the event!



Before the event - Some thoughts to consider *continued*

Are bills included in the rent?

On some properties some or all of the bills might be included in the rent. Always check what the bills are and what if anything is included in the rent.

- Bills can include: Council tax, electricity, gas, water rates, telephone, broadband, satellite TV, TV licence, cleaner and very occasionally a share of the service charges.

Am I being realistic?

Are your requirements realistic compared to your budget? Before attending do some research. Be realistic: You are unlikely to find a room in a penthouse flat in the centre of town at £400/month!

- Check the prices of advertised rooms / properties which match your requirements on the Outlet website (www.Outlet.co.uk). When you do a search for properties the website will list the average rent price for the area at the top right of the search results.
- Are the rent prices within your means? Good if they are. Otherwise, you need to revise your figures or your expectations.

Is there a tenancy contract on offer?

At Outlet we always encourage both parties to sign a tenancy contract, as it is there to protect both of you. Remember - it is easier to do this at the beginning:

A contract outlines all the basic details, length, terms of the agreement, what is included, what bills are included or not included, when the rent is due, and anything else you feel is of importance.

Do I need a deposit?

Usually a deposit is required before you move in. Since April 2007, all deposits are protected under the Tenancy Deposit Protection Scheme. This scheme prevents landlords from withholding part or all of the deposit if a dispute needs resolving.

Buddy up?

It's a simple but very effective concept. Just look around for someone who may be looking in the same area. Have a chat and see how you get on. If the outcome is positive you can then to look for a property together. Two people looking for a new place to live usually works out considerably cheaper than a single person looking for a one-bedroom property.



At the Event - Questions / answers and information you should bring:

What will I be asked?

Remember that the questioning goes both ways so be prepared to answer a few questions, these can include:

- What do you do for a living and how long have you worked there?
- Are you able to provide references? (These can include work, bank and sometimes personal ones)
- What are your social habits? What do you like to do?
- Do you have a partner, do you smoke, do you have a pet etc?

Questions to ask:

General:

- What is the rent / deposit
- What bills are included / How much are the average monthly bills
- Is it furnished / not furnished?
- Other personal questions: things such as water pressure, how the house is heated / how is maintenance done / what type of property (new build, terrace house) etc.

Shared:

- What are the other flatmates like / How many others are living there?
- How many rooms / living spaces / bathrooms are there?
- What are the working / social habits of the other tenants?
- How is the house / bills /cleaning managed, and by who?

For more tips, information and all the latest property log on to www.outlet.co.uk