

Property
Address:

Step	Done?	Details
EICR - Certificate in place?	<input type="checkbox"/>	Does the property have an EICR certificate in place.
EICR - In date?	<input type="checkbox"/>	Ensure that all EICR certificates are in date for the property. EICR certificates have a 5 year lifespan.
EICR - Any advisories?	<input type="checkbox"/>	Are there any advisories in place on the EICR?
EICR - Tenant has copy?	<input type="checkbox"/>	Has a copy been sent to the tenant?
EICR - Is it a new build?	<input type="checkbox"/>	If so, is there a EICR in place - this has a 5 year life span.
Smoke Alarms - On each habitable floor?	<input type="checkbox"/>	Check one smoke alarm per floor that is habitable. Were they tested at the start of the tenancy?
Smoke Alarms - CO monitor?	<input type="checkbox"/>	Is there a CO alarm in every room that contains a gas or solid fuel burning appliance that is not used solely for cooking?
Gas Safety - Certificate in place?	<input type="checkbox"/>	Is there a certificate for this property?
Gas Safety - In date?	<input type="checkbox"/>	Is it valid? - Gas Safety certificates have a 1 year lifespan.
Gas Safety - Tenant has copy?	<input type="checkbox"/>	Has a copy been sent to the tenant?
Right To Rent checks?	<input type="checkbox"/>	Have the correct RTR docs been taken for all tenants?
EPC - EPC in place?	<input type="checkbox"/>	Is there an EPC on the register?
EPC - Is the rating high enough?	<input type="checkbox"/>	Is the rating above an F (above an E in Scotland), unless otherwise exempt?
EPC - Tenant has copy?	<input type="checkbox"/>	Has a copy been sent to the tenant?
Deposit Protection Rules - DPS/TDS Account	<input type="checkbox"/>	Do you have the relevant paperwork showing the deposit is protected?
5 week deposit?	<input type="checkbox"/>	Is it within the limit?
Tenant has the prescribed info?	<input type="checkbox"/>	Scheme rules and certificate signed for by the tenant, or other proof they have it?

Step	Done?	Details
How To Rent Guide - Provided to the tenant?	<input type="checkbox"/>	Was the correct version served at the time?
How To Rent Guide - Signed by the tenant?	<input type="checkbox"/>	Has a copy been sent to the tenant?
Licensing - Is it a HMO?	<input type="checkbox"/>	Are there five or more people from more than one household? (Check with your local authority.)
Licensing - If so, is it licensed?	<input type="checkbox"/>	Documentation required to show it is licensed.
Ownership - Who does the house belong to?	<input type="checkbox"/>	If you intend to sell your property, you must have proof that you are the legal owner. Reports have been logged where fraudsters have stolen homeowners identities and legally sold a persons house. (You can set up property alerts from land registry on your property to be notified when this has happened.)

Once you've finished your health check, if any of the steps above are not done or you require further help, get in touch with your local EweMove agent.

Call (24/7) 03333 441199 or visit [EweMove.com/Offices](https://www.ewemove.com/offices) to find your nearest branch.