



**Before You Rent – 10 things to bear in mind before you start a tenancy**

- Do not rush in and take the first place you see. Take your time when viewing a property and make sure it meets all your requirements. You should view the property thoroughly before making a decision, checking that all electrical and gas appliances and that all items supplied as part of the letting are in good working order. The National Standards Authority of Ireland NSAI have produced guidelines on standards to help you if leaving home for the first time see <https://www.nsai.ie/CollegeTips.aspx>
- The property must meet basic minimum standards and the landlord must provide you with a Building Energy Rating (BER). This will help you know how energy efficient the property is and give you an idea of the likely cost of heating the property.
- Take photographs to record the condition of the property, particularly any existing damage such as cigarette burns, stains or cracked windows.
- Private rented accommodation is covered by equality legislation and if you feel you have been discriminated against you may be able to take further action through the Workplace Relations Commission-see [www.workplacereactions.ie](http://www.workplacereactions.ie)
- Normally you will have to pay a deposit and rent in advance. Avoid paying in cash and always insist on a receipt. Make sure you get a rent book and get all payments recorded even if you are paying through standing order etc.
- If you are asked to sign a fixed term contract or lease, ensure you read it carefully and can fulfil all its terms and conditions. If necessary get advice and you should always have a copy of your lease and/or rent book.
- Make sure you get full contact details for the landlord and their agent where applicable and you know who to contact if there is a problem during your tenancy.
- You will have to take out contents insurance as the landlord's policy will not include cover for your personal possessions.
- Your landlord must register your tenancy within one month with the Residential Tenancies Board (RTB). If you have any problems during your tenancy you may be able to refer a dispute to the RTB. See [www.rtb.ie](http://www.rtb.ie) for more information.

**For further information and assistance visit [www.threshold.ie](http://www.threshold.ie)**