



Guidance Notes for Viewing Properties

First, there is no need to panic!

There are plenty of houses available in York, both with Sinclair Properties and with other Landlords and Agents. You also have plenty of time to view a number of properties and make an informed decision. Please do not feel pressured by us or by anyone else into taking a property before you have had adequate time to give it due consideration.

Before viewing a house, we would recommend the following:

- Prepare lots of questions before viewing the house and write them down
- It may be helpful to download our FREE '**Compare your Shortlisted Properties**' form from our website. Type: **Compare** in the 'Download' section under 'Students'
- Ensure that (wherever possible) all members of your group turn up on time for the viewing
- Take a camera with you, but please obtain the permission of the person showing you the house (or the existing tenants) before taking any internal photos
- View several properties and compare the pros and cons of each
- Ask lots of question and write down the answers you are given along with the name of the person who gave you it
- **Do not** sign anything or pay anything immediately after viewing a house (Some landlords/agents apply undue pressure for you to do this ~ Sinclair Properties do not!)
- Take time after viewing your last house to consider your options
- Ask any further questions and seek clarification on anything upon which you are unsure before agreeing to take a house
- Please **Do Not** agree to take a house unless you are all 100% sure that it meets your needs

What happens if more than one group wish to take a particular Sinclair Properties house?

In order to be fair to all concerned, houses are offered to a particular group based on:

1. The date that group registered on our website (i.e. those who registered the earliest are given priority)
2. How many of the group turned up for the viewing (i.e. a group where 'all' have viewed the house are given priority over a group where only some have viewed the house)
3. The number of existing Sinclair Properties tenants in the group (if any). Please state if you are an existing tenant when you register on our website and give the house address in which you live.