Renter’s Move-In Checklist

A practical printable for private renters in England | Updated October 2026

Use this checklist before and during move-in. Photograph the property, keep copies of documents and report concerns in writing. Not every item applies to every tenancy.

1 | Tenancy and paperwork

☐ Read the written tenancy terms and confirm rent, payment date and notice arrangements.

☐ Save the landlord or agent’s name, contact details and emergency repair number.

☐ Confirm the deposit amount, scheme details and how to obtain the protection information.

☐ Ask for the Energy Performance Certificate (EPC), where required.

☐ Obtain the gas safety record, if the property has relevant gas appliances.

☐ Obtain the electrical installation condition report or required inspection information.

☐ Check the inventory/check-in report and note any inaccuracies.

☐ Confirm which bills and council tax are your responsibility.

☐ Record the number of keys, fobs and access codes supplied.

2 | First-day essentials

☐ Photograph each room before unpacking, including any existing marks or damage.

☐ Record electricity, gas and water meter readings where applicable.

☐ Check hot water, heating, taps, toilets, locks and windows.

☐ Locate the stopcock, fuse box/consumer unit and any heating controls.

☐ Check smoke and carbon monoxide alarms; report faults promptly.

Your move-in details

Property address: _____

Move-in date: _____

Landlord / agent contact: _____

Property Condition Record

Take clear, dated photos and keep them with your check-in inventory.

3 | Room-by-room inspection

☐ Entrance and hallway: locks, doors, lighting, flooring and signs of damp.

☐ Living room: walls, ceilings, windows, sockets, flooring and supplied furniture.

☐ Kitchen: worktops, cupboards, sink, taps, extractor and appliances.

☐ Bedroom(s): windows, wardrobes, flooring, radiators and any furniture.

☐ Bathroom: toilet, shower, bath, sealant, ventilation and signs of leaks.

☐ Outdoor / shared areas: bins, access, fences, paths and communal facilities.

☐ Look for mould, condensation, leaks, pests, damaged wiring or trip hazards.

4 | Existing issues to report

Describe the issue, location, photo reference and date reported. Send a written record to the landlord or agent.

1. Room / issue: _____

Photo ref / date reported: _____

2. Room / issue: _____

Photo ref / date reported: _____

3. Room / issue: _____

Photo ref / date reported: _____

4. Room / issue: _____

Photo ref / date reported: _____

Inventory acknowledgement

☐ Compare the inventory with the actual condition before agreeing it is accurate.

☐ Keep a copy of your comments and any replies.

Note: Signing an inventory without comments may make later disputes harder to resolve. Follow any check-in deadline supplied by your landlord or agent.

Safety, Meters & Contacts

Keep important readings and contacts in one place.

5 | Safety and practical checks

☐ Check escape routes and whether doors and windows open safely.

☐ Test alarms using the manufacturer’s instructions; report any fault.

☐ Check for visible electrical damage; do not attempt electrical repairs yourself.

☐ Check for leaks, mould, damp patches or poor ventilation and report concerns.

☐ Ask how to report urgent repairs outside normal hours.

6 | Meter readings

Electricity — Reading: _____ Date: _____ Photo: _____

Gas — Reading: _____ Date: _____ Photo: _____

Water (if metered) — Reading: _____ Date: _____ Photo: _____

7 | Key contacts

Landlord / letting agent: _____

Emergency repairs: _____

Gas / electricity supplier: _____

Water supplier: _____

Council / other useful contact: _____

8 | Important records saved

☐ Tenancy terms and payment confirmation

☐ Deposit scheme information and prescribed details (when received)

☐ Inventory and dated photos

☐ Relevant safety records and EPC

☐ Written reports of issues and replies

For immediate danger, contact the relevant emergency service. For suspected gas leaks, leave the area and follow official emergency advice.

Settle In & Follow Up

A final practical checklist, plus space for your own priorities.

9 | After collecting the keys

☐ Arrange utilities and broadband, where needed.

☐ Check council tax arrangements and update your address with relevant organisations.

☐ Set up contents insurance if appropriate for your belongings.

☐ Plan renter-friendly storage and ask permission before making alterations.

☐ Save all move-in photos, readings and tenancy documents together.

☐ Follow up in writing on any outstanding repairs or inventory corrections.

My three move-in priorities

1. _____

2. _____

3. _____

Follow-up tracker

1. Issue / action: _____

Contacted on: _____ Next follow-up: _____ Done: ☐

2. Issue / action: _____

Contacted on: _____ Next follow-up: _____ Done: ☐

3. Issue / action: _____

Contacted on: _____ Next follow-up: _____ Done: ☐

4. Issue / action: _____

Contacted on: _____ Next follow-up: _____ Done: ☐

Know where to check the rules

This is a practical planning aid, not legal advice. It is aimed at private renting in England. Rules differ in Scotland, Wales and Northern Ireland, and some types of accommodation have different rules.

The Renters' Rights Act changed most private assured tenancies in England from 1 May 2026. Check current official guidance rather than relying on older tenancy checklists.

www.gov.uk/guidance/renters-rights-act-overview-for-tenants

www.gov.uk/private-renting/your-landlords-safety-responsibilities

www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords