

Home Swap Checklist

The 25-point list we wish we'd had. Print it. Take it on the viewing.

Link My Swap

linkmyswap.co.uk

BEFORE THE VIEWING

- ☐ Confirm the tenancy type in writing (secure / assured / flexible).
- ☐ Check rent arrears — yours and theirs. Even small arrears can block a swap.
- ☐ Look up the council's star rating for the area on the local authority website.
- ☐ Search recent planning applications for the street.
- ☐ Read the tenancy agreement they're going to hand you. Check for unusual clauses.

ON THE VIEWING — THE BUILDING ITSELF

- ☐ Damp and mould — look behind furniture, sniff the air, check ceiling corners and under windows.
- ☐ Windows — open every one. Check seals, locks, condensation between panes.
- ☐ Boiler — turn the heating on. Listen. Ask the age + last service date. >12 years = flag.
- ☐ Electrics — test light switches. Look at the consumer unit (modern white plastic = fine).
- ☐ Water pressure — run hot taps in kitchen and bathroom at the same time.
- ☐ Drains — flush toilets, run sinks. Listen for slow drainage or gurgling.
- ☐ Roof and guttering — look from the street. Missing tiles? Sagging gutters?
- ☐ External doors — locks, draughts, condition.

ON THE VIEWING — THE SURROUNDINGS

- ☐ Visit twice if you can — once during the day, once in the evening.
- ☐ Walk to the local school, GP, shop, transport. Time it.
- ☐ Talk to a neighbour. "Thinking of swapping in — what's the area like?"
- ☐ Check parking — resident permit, free, on-street chaos? Crucial if you have a car.

PAPERWORK BEFORE SIGNING

- ☐ Get the landlord's decision in writing — not verbal.
- ☐ Confirm the inspection results. If repairs are required, who's doing them? When?
- ☐ Confirm the swap day. Both landlords aware. Tenancy start dates aligned.
- ☐ Final meter readings — photo gas, electric, water meters on the day of move.
- ☐ Council tax handover — notify the council on swap day. Don't leave it.
- ☐ Forwarding address — set up Royal Mail redirect for at least 6 months.

- ☐ Insurance — cancel old contents, set up new one to start on swap day. No gap.
- ☐ Update everything — DVLA, GP, dentist, banks, employer, electoral roll.

A free guide from the Link My Swap team — built by swappers, for swappers.

