



**Moving and settling into your
new rental home**

#MyFirstRentalHome

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Introduction

Moving to a new rental property can feel like a big upheaval, and once you're in your house or flat, you'll need to get settled and make yourself at home. Keep reading for top tips on how to ensure the move itself runs smoothly, as well as design suggestions that should make your rental property feel like home in no time. We also offer handy insurance hints that could help you to protect your finances.

Got your own moving or decorating stories you'd like to share? Join the conversation online using the hashtag [#MyFirstRentalHome](#).

The big move: a checklist

- **Start packing early**

The sooner you start packing your possessions up, the less rushed and stressful this process will be. Start with the non-essentials a fortnight or so before moving day. Make sure you pack items together that will belong in the same rooms in your new home. This will make unpacking much easier.

- **Label everything**

To avoid confusion when you arrive at your new home, ensure all your boxes are accurately labelled.

- **Keep the essentials to hand**

You'll need certain items the first day/night you're in your home, so it pays to make a box or two containing these essentials. You could include everything from cleaning products, bin bags and bedding to a kettle, mugs, tea and coffee.

- **Ditch what you don't need**

When you're packing, try to be ruthless with your possessions. If there are things you don't need or use anymore, give them to charity or, if they're in poor condition, throw them away. This will lighten the load when you move and mean you don't clutter your new place up with unnecessary items.



- **Is the property in good condition?**

A viewing gives you the chance to take a close look at the condition of a property, so don't waste this opportunity. Examine the windows and doors to make sure they're secure, and watch out for any signs of damp in the walls, ceilings and floors. Run the taps and shower to test the water pressure, and ask when the boiler was last serviced. Flush the toilet to make sure this is working properly too. These checks will save you from nasty surprises when you move in.

- **Find a good removal service**

If you're moving into a furnished property, a car and a couple of friends might be all you need to help you shift your stuff. If you're taking heavy or large items though, you might need to hire a van or book a removal company. If you're using a removal firm, get several quotes to ensure you find a good value service. Also, check companies' references and the limits of their insurance cover before you agree to use them.

- **Remember to redirect your post**

From your doctor to your bank, make sure you update the relevant people and organisations about your change of postal address. You can also use the Royal Mail's Postal Redirection service. This takes up to 10 days to come into effect.

- **Arrange pet or child care**

If you have kids or pets, try to arrange for someone to look after them during the move.

Put your own stamp on the place

There's a limit to what you can do to revamp a rental property. For example, your landlord might not want you to redecorate. However, there are simple steps you can take to give your new pad a more personal feel.

If you're unsure whether you're permitted to make particular changes to your home, check the terms of your tenancy agreement. You can also contact your landlord and ask them directly.



Invest in removable wallpaper

Traditional wallpaper may be a no-go, but did you know it's now possible to purchase removable designs? Ideal for renters, these decorative accessories can quickly and easily be taken down without doing damage to the wall beneath. So, you can switch up the colour scheme and add any patterns you like without breaching the terms of your tenancy agreement.



Add plenty of photos

Putting an array of your favourite photos on display is bound to give your rental home a more welcoming vibe. Before you attach any to the walls though, make sure this is OK under the terms of your tenancy agreement. If it's not, position frames on various surfaces instead.

Introduce new soft furnishings

From curtains, to rugs, to cushions, soft furnishings can completely transform the look and feel of your rooms. The best thing is, you can pack them up and take them with you to your new property if and when you move on.

Pick some plants

Some greenery is guaranteed to breathe new life into a rental property. As well as introducing plants into living areas, why not place some in your bathroom and kitchen too?



Be savvy when it comes to insurance

There's no rule saying you have to take out insurance when you move into a rental home, but if you want to protect your finances and possessions in the event of anything from a burglary to a fire or flood, it's well worth considering tenants content insurance. Note that the insurance policy your landlord has won't offer cover for any damage or loss when it comes to your belongings.

You may also want to consider tenancy liability insurance. At HomeLet, we offer contents insurance that incorporates this cover. Tenancy liability insurance protects you if you accidentally damage your landlord's furniture, fixtures or fittings and you're liable to cover the cost of repairs or replacements under the terms of your tenancy agreement.

• Moving and making yourself at home - in brief:

- Get organised ahead of the move to ensure everything runs smoothly on the big day
- Check your tenancy agreement to make sure you don't inadvertently break the terms of your agreement when decorating
- Get financial cover to protect yourself from any mishaps in your rental property



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