Phuket Rental Viewing Checklist

Take this to every viewing. Check it, photograph it, get it in writing before you pay a deposit.

VIEWING DETAILS

Property / address: _____ **Date & time viewed:** _____

Rent quoted: _____ **Agent or owner:** _____

Contact: _____ **Second visit (time of day):** _____

1 **Does the rent match the property?** ☐

Compare with at least three similar rentals nearby. A low price can hide a problem.

Notes:

2 **Are the costs and bills clear?** ☐

Get every charge explained and in writing: rent, utilities, common fees, pool, garden, internet, rubbish. Never a verbal "included".

Notes:

3 **Any damp, mould or water damage?** ☐

Check behind furniture, inside wardrobes, around AC units, ceilings and bathrooms. Photograph every mark.

Notes:

4 **What is the real noise level?** ☐

Visit at different times, including after dark. Listen for traffic, bars, dogs, construction, pumps and lifts.

Notes:

5 **Is the internet and mobile signal reliable?** ☐

Speed-test in the rooms you will actually work or study in, not just by the router. Check signal in every bedroom.

Notes:

6 **Who handles repairs?** ☐

Know who fixes AC, plumbing, appliances and pool before you sign, and who responds out of hours. Get it in the contract.

Notes:

7 **Does the location work for daily life?** ☐

Test your real commute at the time you will travel. Check the road after rain, the entrance after dark, and parking.

Notes:

8 **Any pressure to pay before checking?** ☐

Urgency, "someone else will take it", or documents promised only after transfer are warning signs. Never pay for a unit you have not seen.

Notes:

Before you pay, confirm:

- [ ] You have viewed the exact property you will occupy.
- [ ] The contract names the correct parties and property, in English.
- [ ] The deposit, payment schedule and refund conditions are written down.
- [ ] A signed inventory records the furniture, condition and existing damage.
- [ ] You have clear payment instructions and will get a receipt.
- [ ] You know who hands over the keys and handles future problems.

Check it, photograph it, get it in writing.

Not sure about something specific to your situation? The first 10 minutes of a consultation are free.
phukettotheface.com/consultation

Phuket to the **Face.**