

# **A guide to moving home and renting**

*by Tessa Spring*

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## **Introduction**

Renting a home can bring flexibility and ease but the process can also feel confusing, especially during times of change. Whether you're relocating to a new area, downsizing or making a fresh start after selling, this guide is designed to support you.

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## **Before you begin**

Think about your goals: Why are you moving? What are your must-haves and nice-to-haves? How long do you hope to stay? What might your needs be in the future? Do you want to live alone, with family, or with housemates?

A coaching-style session can help you reflect on what matters, navigate options and move forward feeling clearer.

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## **Step 1: Understanding the renting process**

### **1. Know your budget**

Factor in rent, bills, deposit and moving costs. Use online calculators to work out what's realistic. Agents will check your income, so have payslips or other proof ready.

### **2. Clarify your criteria**

Location, transport, space, outside areas, amenities, schools – what are your priorities? Do you need a furnished or unfurnished place? Consider if any specialist developments might be suitable for you, whether build-to-rent apartments, first-time buyer housing, retirement housing

and extra care housing etc.

### **3. Start searching**

Use rental websites, letting agents and local networks. Good rentals go fast so be ready to act quickly. I can help with shortlisting, viewing coordination and guidance.

### **4. View properties**

Always view in person if possible. Ask questions, take notes and look beyond the surface. I can help you prepare and review your options after.

### **5. Making an offer**

If you like a property, you'll usually need to pay a holding deposit (up to one week's rent) and complete referencing checks. Be honest and responsive because delays can lead to losing a property.

### **6. Checks and agreements**

Landlords and agents must carry out Right to Rent checks. Make sure you receive and read your tenancy agreement, the Government's 'How to Rent' guide, and details about your deposit protection.

### **7. Before moving in**

Ask for an inventory and check it carefully. Note any issues in writing with photos. Test appliances and smoke alarms.

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## **Step 2: Settling in and managing your tenancy**

### **1. Know your responsibilities**

Pay rent on time, look after the property and report issues promptly. Your landlord must deal with repairs, safety checks and maintenance.

## **2. Stay informed**

Your tenancy agreement sets out your rights. Most private rentals in England and Wales use assured shorthold tenancy agreements.

## **3. Plan ahead**

If you want to stay beyond the fixed term, talk to the agent or landlord in good time. If you want to leave, check your notice period and terms.

## **4. Support during your tenancy**

If you need support – whether practical or emotional – I’m here to help you feel more at home and in control.

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### **Step 3: Preparing to move again**

#### **1. Give notice properly**

Check your agreement to see how much notice is needed and how to give it.

#### **2. Leave the property in good condition**

Clean thoroughly, repair any damage, and take photos as evidence. Return all keys. This will help get your full deposit back.

#### **3. Get your deposit back**

Your deposit must be returned within ten days of agreeing the amount. If there's a dispute, the deposit protection scheme offers free resolution.

#### **4. Reflect and prepare for next steps**

Whether you're renting again or thinking of buying, it's a chance to reset. I can support your next move with coaching, research or guidance.

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## Need help?

I offer tailored support for home movers – including renters going through major life changes. Whether you need guidance on choosing where to live, negotiating terms or feeling more at home, I'm here to help.

 Get in touch at [texaspring.co.uk](https://texaspring.co.uk) | [texaspringhome@gmail.com](mailto:texaspringhome@gmail.com) | 07445 287 307

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*This guide is for general information only and not legal or financial advice.*