1. Make sure you arrive on time for any inspections.

2. Try to present yourself well (e.g. neat hair and clothing).

3. Be polite.

4. Look people in the eye when they’re talking to you (ok, not the whole time… psycho).

5. Don’t show you smoke (smoking stinks and stains, plus makes burns).

6. Don’t ask about pets unless you have one (they’re not usually welcome).

7. Fill in paperwork promptly – ideally on the spot.

8. It wouldn’t hurt to take a couple of typed personal references to hand in with your application form.

9. Do whatever you can do to look good – mention that the location’s close to your volunteer work or grandma’s nursing home (nudge, nudge); how the quiet environment will be great for study (wink, wink); that the front room will be perfect for practising your harp (ok, now we’re getting extreme) – whatever helps show you are steady and responsible. But follow through, mind. Pay your rent (on time); look after the house and tone down the parties or you will be blacklisted and crawling back home indefinitely before you know it.