



Be clear in your intentions to let – If this is your first time letting your property, make sure you've considered it carefully. You may need to get permission from joint owners, lenders, insurance companies and/or freeholders to be able to let your property.

Be aware of the costs – Before you let your property, calculate all of your outgoings especially mortgage payments, preparation and repairing costs as well as your letting agent's fee to be sure that it is financially viable for you.

Be prepared – First impressions count, so tidying up the exterior and de-cluttering the interior of the property is key to obtaining optimum rent and a fast let.

Safety – For the protection of your tenant and the property carbon monoxide detectors and smoke alarms must be erected in suitable positions. Annual gas safety inspections are also a legal requirement.

Relieve your stress – Letting your property can be stressful especially if you are not fully aware of the many laws involved in the before, during and after process. Appointing a good managing agent will take much of the anxiety away; they will do all the hard work for you!

Choose an association linked Lettings Agent – These are agents who have considered their responsibility towards the tenant and landlord and are more likely to adhere to the correct guidelines and procedures that associations, such as ARLA recommend.

How to Let Your Property

Our top tips for landlords

We wanted to give you some tips for letting your property and for maximising the opportunity of finding a tenant.

Ask questions – Your agent should be happy to answer all questions; don't worry if you think your question may have an obvious answer, you are not expected to know all about the business. Agents are paid to provide you with information.

Give the agent your preferences – Do you want non-smoking tenants? Will you accept pets? Are there any specific clauses you want in the terms of the lease?

Please note – Discrimination due to an individual's age, race, sex or sexuality is considered illegal.

Plan your repairs – At some point you will have repairs or maintenance to do. It may be sensible to take out monthly maintenance plans on the bigger items to avoid a potentially large bill. Central heating boilers, washing machines, dishwashers and fridges are the most common items that experience maintenance issues.

Tenants Deposit – This is normally six weeks rent collected by the agent from the tenant and secured via various schemes. The deposit is for the protection of the property and is not to be withheld for any arrears of rent, unless it is deemed so by an arbitration panel.

