

## LANDLORDS GUIDE TO LETTING

**Q1: 'What does the rent cover?'**

**ANSWER:** Unless otherwise stated, the rent is exclusive of all outgoing for which you are not responsible (e.g.: council tax, electricity, gas etc.).

**Q1: 'I'm not sure how much rent to charge?'**

**ANSWER:** We are happy to carry out a free valuation for you. We combine our local knowledge with a visit to the property and research about recent rental amounts for similar properties in the same area to suggest a suitable rental amount. Of course if you already know how much rental income you expect to receive we will work to your requirements to find you the best tenant we can as quickly as we can.

**Q1: 'Furnished or Unfurnished, which should I choose?'**

**ANSWER:** This is something we can discuss with you individually as it depends on the type of tenant you are looking to attract as well as your specific requirements. As a general rule though student properties should be fully furnished and we'd recommend unfurnished for family homes as most families already have their own furnishings. It is also worth bearing in mind that soft furnishings are required to meet fire safety legislation, we can also help you with this.

**Q1: 'How much say do I have about who lives in my property?'**

**ANSWER:** We believe it is important that you are happy with the tenants in your property so will put forward any potential candidates for your approval, subject to satisfactory references.

**Q1: 'What do you do to ensure I get a good quality tenant?'**

**ANSWER:** We carry out thorough checks on potential tenants including credit checks, identity checks, previous Landlord and Employers references where applicable. We can also carry out the similar checks for guarantors if they are required.

**Q2: 'What type of contracts do you use?'**

**ANSWER:** Assured Shorthold Tenancy, which is a fixed term tenancy allowing the landlord an absolute right to recover possession once the fixed term has run out, provided that the correct procedure had been followed.

**Q1: 'What is an Inventory and do I need one?'**

**ANSWER:** An inventory is a detailed list of the condition of the property and all items within it at the start of the tenancy. Inventories are optional for our let only and rent collection services but are required for all management properties.

**Q1: 'What do I have to do with the tenant's deposit?'**

**ANSWER:** All deposits are now required to be registered with a government approved scheme within 14 days of the deposit being received. We can provide a deposit registering service on your behalf to make the process of letting your property as hassle free as possible.

**Q3: 'What is property management?'**

**ANSWER:** Finding a tenant is just the start of the process, management of the property includes everything from ensuring rent is paid on time (and taking the correct actions if it is not), dealing with repairs and emergencies, paying outgoing on time, regularly inspecting the property and so forth.

By asking us to manage a property on your behalf we aim to save you time and effort and hopefully prevent any property related headaches.

### OUR SERVICES

**LETTINGS ONLY SERVICE fees are from £275**

**RENT COLLECTION SERVICE fees are from 7% of the rent collected per month**

**LETTING AND PROPERTY MANAGEMENT SERVICE fees are from 9% of the rent collected per month**

**RENT PROTECTION AND LEGAL EXPENSES INSURANCE:** Offered through RENTSHEILD our fees 1% on top of the Property Management Services Fees. THIS SERVICE CAN ONLY BE INCLUDED IN OUR PROPERTY MANAGEMENT SERVICE

**A BRIEF LIST OF OUR OTHER SERVICES:** 1. Inventories arranged and carried out. 2. Deposit Scheme Registration 3. Gas Safe register/EPC certificate arranged

As all ways if you have any questions or queries please don't hesitate to contact us.

