

# 10 tips to help you rent your property

## 1. **Licensing and Buy-to-let mortgage**

You need to ensure that your property is licensed correctly, if a license is needed. Do you have a buy-to-let mortgage and do you have permission from your mortgage company to let? Do you have adequate Landlord insurance?

## 2. **Your Property**

Your property should be in good condition, both on the inside and the outside. All fixtures and fittings should be in good condition structurally and aesthetically. Don't forget about the garden.

## 3. **Furnished or Unfurnished**

Whether your property is furnished or not this should be reflected in the rent. You have to ensure that any furniture that you provide conforms to the legal fire resistant standards. Any furniture provided needs to be maintained throughout the tenancy.

## 4. **Legal Requirements**

As a landlord you are bound by many laws some of which include having a current gas safety certificate, an energy performance certificate and a fire general electrical check. You must also remember to protect the tenant's deposit with an approved tenancy deposit protection scheme.

## 5. **Letting Agency or Self Management?**

Before renting out your property, would you like to work with a letting agency? They can help you find tenants and even manage the property for you. They can also \_\_\_\_\_ a lot of the headache but at a cost.

## 6. **Safety**

Your property should be safe to live in. This means making sure

that all door locks, windows, water, heating, television, phone and internet connections are tested. All appliances need to be PAT tested. Ensure that there is a burglar alarm installed as well as enough smoke alarms and that they all work.

## 7. **Guarantors**

Insist on a guarantor, this will help if your tenant/s default on their payments.

## 8. **Tenants**

To have a smooth letting process, you should obtain tenant references and credit checks. In case there is a dispute, all communications and documentation between you and your tenant/s should be retained.

## 9. **Tenancy Agreement**

This is the most important document that could make or break your dream of becoming a successful landlord.

The document should include every part of the tenancy from tenancy term and rent amount to responsibility for replacement fixtures/fittings and garden maintenance.

## 10. **Rent Price**

What will the rent be? Will your rent include the cost of utility bills and council tax? When will it be paid and how? You also need to set the deposit amount. You need a system to keep track of payments.

**For further help and advice please contact us on 0115 882 00 82 or email us [info@right-property.co.uk](mailto:info@right-property.co.uk).**

**Best of Luck!**

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