

Things to consider

We know that building a good relationship with Tenants is an important part of establishing a smooth tenancy. As Managing Agents this relationship is part of our job, and it is important that the Tenants feel happy and comfortable during their tenancy and that they are seeing value for their money. It therefore means that a well presented and maintained property in a good decorative order will go somewhere towards this, whilst also achieving an optimum rental figure. Tenants are also more inclined to treat such a property with greater respect and it sets the 'benchmark' of our expectations.

General

Electrical, gas plumbing, waste, central heating and hot water systems must be safe, and in good working order. Repairs and maintenance are at the Landlords expense unless misuse can be established. Interior decorations should be in good order and light and neutral.

Furnishing

Your property can be let fully furnished, part furnished or unfurnished. We will be happy to give you advice on whether to furnish or not and to what level. As a minimum you will need to provide carpeting, and window coverings. Remember that there will be wear and tear on the property and any items provided.

Personal Items

Personal possessions such as ornaments, pictures, books etc. should be removed from the property.

Exterior

Gardens should be left neat and tidy with any lawns cut. Tenants are required to maintain the gardens to a reasonable standard. However, few Tenants are experienced gardeners, and if your garden is of particularly significance, you may wish us to arrange visits by a regular gardener.

Interior

At the commencement of the tenancy the property must be in a thoroughly clean condition, this sets the 'benchmark' of our expectations and at the end of each tenancy it is the Tenants' responsibility to leave the property in a similar condition. Where they fail to do so, cleaning will be arranged at their expense.

Manuals

It is helpful if you leave information for the Tenant operating manuals for the central heating and hot water system, washing machine and any alarm systems.

Keys

You should provide one set of keys for each Tenant. Where we will be managing the property we will require a set too.

Mortgages

If your property is mortgaged and isn't a buy to let, you should obtain your mortgagee's written consent to the letting. They may require additional clauses in the tenancy agreement of which you must inform us of.

Leaseholds

If you are a leaseholder, you should check the terms of your lease, and obtain any necessary written consent before letting.

Insurance

You should ensure that you are suitably covered for letting under both your buildings and contents insurance. Failure to inform your insurers may invalidate your policies.

Bills

We recommend that you arrange for regular outgoings e.g. service charges, maintenance contracts etc. to be paid by standing order or direct debit.

Utilities

We will arrange for the transfer of Council Tax and Gas, Electric and Water accounts to the Tenant. Meter readings will be taken, allowing your accounts to be closed down. We will handle this for you.

Non Resident Landlord

When resident in the UK, it is entirely your responsibility to inform the Revenue & Customs of rental income received, and to pay any tax due. Where you are a resident outside of the UK during a tenancy, you will require an exemption certificate from the Revenue & Customs before we can receive rental balances without deduction of tax.

Schedule Of Condition (Inventory)

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such a document, it will be impossible for the you to prove any loss, damage, or significant deterioration of the property or contents. In order to provide a complete Service, we will arrange for the preparation of an inventory and schedule of condition, at the cost quoted in our Agency Agreement.

Tenancy Agreement

Most tenancies will automatically be Assured Shorthold Tenancies (ASTs), provided the rent is under £100,000 a year and the property is let to private individuals. Tenancies are usually granted for an initial fixed term of either 6 to 12 months. When the fixed term has expired the landlord is able to regain possession of the property provided he gives two months written notice to the tenant (Currently Section 21)