



## Introduction to Lettings

When letting your property, there are several aspects that are necessary for you to know and understand in order to achieve a successful letting.

Each category is taken step-by-step to help you through some of the possible problems that could arise during the letting term. Please note that some of the advice may not apply but nevertheless you should if possible read through all sections.

1. Tenants vary in their specification of a property, but one that is in a popular location, modern internally, clean, tidy, and well lit should command a good rental income, and interest potential tenants at an early stage. A poorly presented property attracts poor tenants, and often does not meet regulatory standards. Regretfully we decline to accept sub-standard property into our portfolio.
2. It is impossible to know how a tenant is going to keep your home whilst you are not in occupation. We can only judge them by what we see, but there are some very good indicators that we have during the application process, and give us an excellent idea of what to expect. For obvious reasons we do not disclose them here as a prospective tenant could read it for themselves, but we are happy to discuss these aspects with landlords. Furthermore we undertake full profile referencing upon all tenants over the age of 18, including a credit check, and make it mandatory that all tenancies have a Guarantor in place to offer extra security to you the Landlord. Also where possible, we will introduce you to the potential tenant beforehand, but if you are not happy with them for any legitimate reason you only have to let us know and we will seek an alternative tenant.
3. Whilst every effort is made to find a tenant as soon as possible after receiving your instructions, there will inevitably be times when a satisfactory tenant cannot be found quickly. (It is much better to have a property empty, than a dubious tenant in occupation).
4. We will always try to obtain the agreed rental, but if after say one month of unsuccessfully trying to find a tenant, it may be prudent to allow us some leeway in negotiating the rent in order to let the property. We do not however publicise any reduced figure, without your prior instructions. Remember, if the initial rent sought of say £750 is reduced by £50 per month in order to secure a suitable tenant it would mean losing less than a month's rent during the first year, and the property would be occupied too!
5. If you intend to leave your property furnished, please remember there are fire regulations governing soft furnishings, i.e. bedding, suites, upholstery etc. that have to be adhered to. We shall be happy to advise you on this, but some types of furniture are exempt.
6. Any central heating boilers appliances or garden equipment left in the property for the use of the tenant will be your responsibility to maintain and pay for repairs. You are also required to leave instruction manuals for anything the tenant might have use of, the absence of which might leave you vulnerable if the tenant is unable to operate them properly or damages them in an attempt to do so.

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