

# Prepare for a smooth rental



## **Agent accreditations**

Choose an agent who is a member of professional bodies including ARLA, NALS, RICS or UKALA. The SafeAgent sign indicates rental payments and deposits are safeguarded through independent money protection schemes.

## **Decide tenancy length**

A fixed period of 6, 12 or 18 months are the most common, but some tenants might request longer for greater security.

## **Break clause**

Consider a break clause so that either party can provide notice if required.

## **Inventory**

Prepare an inventory, detailing the property's contents and condition, before the start of a tenancy agreement. You'll need it when agreeing and returning the deposit.

## **Utilities and services**

Provide new tenants with information on all service providers when they move in. At the end of the tenancy, finalise any outstanding payments before returning deposits.

# Make your property look its best



## First impressions count

Make sure all outside areas are tidy.

## Leave it to us

We're experts at dealing with potential tenants, so avoid showing people around the property yourself.

## Fresh paint and flooring

Repaint and replace the flooring after a long tenancy if your budget allows.

## Viewing

We'll need to arrange viewings with the current tenants, so try to be flexible.



## Once you have found the right tenant you should provide:



**A Gas Safety Certificate** – this should be renewed annually.



**Electrical Inspections** – all appliances provided need regular safety checks.



**Energy Performance Certificate (EPC)** – needed before you market your property. An EPC may not be required if yours is a House in Multiple Occupation (HMO) with individual tenancy agreements and shared living facilities.



Smoke alarms and carbon monoxide detectors should be fitted.



Building Insurance to cover the cost of any flood or fire damage.

For more rental information visit:  
[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

**Zoopla**