

# A guide to renting your property



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& Sons

Becoming a landlord and letting your property for the first time can be a daunting prospect, particularly with all the legal requirements landlords now face.

Happily, we can help you with most of those (see here in our services guide), but there are a few things that we'd recommend you have a think about before you are ready to let your property.

A good look around the property is a good place start. Check the structure, roof and plumbing are all in a good state of repair. It's always easier to address these things now than when tenants have moved in. To attract the best tenants you should also ensure that the property is in good decorative order and has all had a good clean. After all, we expect a tenant to leave the property as they found it, so it is definitely best to start off with a nice clean slate! (We can assist you and arrange a cleaner if needed).

Any appliances that are being left at the property should also be checked and ideally serviced. It is important that any manuals etc are left with them, particularly if anything is under warranty.

Most of our properties are let unfurnished, and this does keep it simpler, however if you do have items you are leaving behind, they must be in good condition and comply with the necessary Fire and Safety Regulations Act (a clear label on the product should be visible).

You should also make sure that the garden is in a good condition. Tenants are required to keep a garden maintained during their tenancy, so again starting off with a clean slate here is important.

It is also worth baring in mind that tenants can only be expected to keep up with basic garden maintenance, so if you have any trees that need pruning, a professional will need to be instructed to do this. This is of course something we can assist with.

Once your property is prepped and ready to go, there are just a last couple of checks to make –

- Mortgage company – it is your responsibility to make sure your lender is aware of your intention to let the property. Failure to obtain consent for doing so can result in you being breach of your mortgage agreement.
- Mail redirection – if you have been living in the property you may want to arrange a redirection with the royal mail.
- Keys – We will require 3 sets of keys before letting your property. One to keep ourselves (securely in our office) and two sets for the occupant. Please include all window and other door keys too.
- If your property is looked after by a management company (e.g. in a block of flats), you should make them aware you are renting the property and it is advisable to also let them know we are the managing agents. We are happy to receive their service charge invoices and deduct them from your rental account if you wish. Authorisation for them to be able to liaise with us should be given, in the event that we need to make them aware of an issue in the building.
- It is your responsibility to provide final readings for any water/gas/electrical companies and to pay their final bill. Please then also provide us with the current suppliers and we will ensure tenants take out their own accounts from that point forward.

You should be all ready to go now!

Have a look at our guide to the landlords journey to see how we will take it from here!