



Estate Agents • Letting Agents
Chartered Surveyors

Landlords Guide

Landlords Guide

As a Landlord it is advisable to take a step back and look at your property as an investment for the future! Read our Landlords Guide for some useful considerations:

What tenants are looking for...

Tenants might live in your rental property for as long as someone else lives in a house they've bought, so it is only fair that they will set similar standards when looking for their new home.

Points for Landlords to consider:

Consider your target market...

Different tenants have different needs and therefore different requirements from a rental property. For example:

- > Families will be looking for space, a garden, a local school, local amenities and parking.
- > Students will be looking for public transport links, something close to their place of study and a selection of pubs and takeaways.

It is important to decide what your target market is first, so you ensure your property is appealing to appropriate tenants. Lettings Agents such as Barbers will provide a free valuation of your property, offering a realistic rental valuation and suggestions to maximise on your investment, so it is a good idea to contact an Agent for guidance.

Offer a blank canvas...

When prospective tenants view a property they will be trying to visualise themselves living there. It is better to offer the property as a blank canvas. For example:

- > Consider removing pictures and photos from the walls and other personal possessions – it is unlikely that their taste will match yours.
- > Stick to neutral colours when decorating or choosing new furnishings.
- > Consider painting the walls rather than papering, as this can be updated easily.



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Well maintained...

- > Make sure fixtures and fittings are of a good standard and in good working order- the better the finish the more attractive the property to the tenant.
- > A clean and tidy bathroom suite is essential, as nobody wants to use a bathroom suite encrusted with limescale!
- > Gardens should be easily maintained- well stocked borders look more attractive but are hard to keep on top of.
- > Window casements and locks need to be in good working order for obvious security reasons.

Special touches...

- > Make the most out of special features in the same way you would if selling.
- > Where possible try to ensure that a shower is fitted in the property. Statistically 50% of tenants prefer showers to baths. Try to ensure both boxes are ticked!
- > The smallest and inexpensive touches can make all the difference. For example, a deluxe kitchen won't necessarily add value; it just needs to be tidy and functional.

Viewings...

You can expect an interested tenant to visit the property at least twice at different times of the day. This will be to get a feel for the neighbourhood. Also, it will be likely that they will be viewing a number of properties over a short time span and might get confused between each. Therefore, they may wish to take pictures of each room as they look around and you should not object to this.

If you are unable to manage viewings, Letting Agents such as Barbers can provide Accompanied Viewers who will be experts in the Lettings process, the property and the area.

Be prepared to answer questions about...

Your prospective tenants may be new to the area and therefore likely to ask questions about the neighbourhood...

- > Public transport
- > Local schools
- > Crime rate
- > Amenities
- > Neighbours
- > Noise in the area
- > Council tax and utility bills
- > Parking



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Is the tenant right for you?...

As a Landlord you will want Peace of Mind when letting your property. It is a very good idea to manage the rental process through an approved Letting Agent, who will interview tenants and explain their tenant's rights and obligations, as well as undertake a credit check and apply for references for all tenants over the age of 18. A rent guarantee scheme will also be available. A Letting Agent will also provide an approved tenancy agreement.

Other considerations for a Landlord...

Landlords Checklist:

- > Do you have appropriate buildings and content insurance for rental purposes?
- > Have you informed the Inland Revenue of your rental income?
- > Gas Safety Check- you must have an annual check carried out by an engineer registered on the Gas Safe Register
- > Have you had an Energy Performance Certificate (EPC) carried out on the property?
- > Have you have a Periodic Inspection Review carried out on fixed wiring of the property? This usually carried out every 5 or 10 years?
- > Have you had all Electrical Appliances tested with Certificates? This is required annually.
- > Have you had the boiler serviced? All boilers should be serviced annually.
- > Do all furnishings comply with the current fire regulations?
- > Have you provided all information booklets for appliances available in the property? (If these are missing you should type up basic user information per appliance.)
- > Has the Chimney been swept? (If applicable to the property.)
- > Is all guttering free from obstruction?
- > Has the water stopcock been checked and location noted?
- > Are smoke alarms in place and working? One is required per storey of a property.
- > Has the property been checked internally and externally for necessary repairs prior to rental?
- > Are the Gas and Electric metres accessible in the property?
- > Has the mail been re-directed and the telephone line cancelled (by the bill payer).

Consider Property Management:

If you are looking for a lettings process completely free of stress, it is worthwhile considering a Letting Agent who offers Property Management. Letting Agents such as Barbers offer a service tailored to each Landlords needs, including managing the complete rental process and all aspects of managing a property on your behalf.



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