

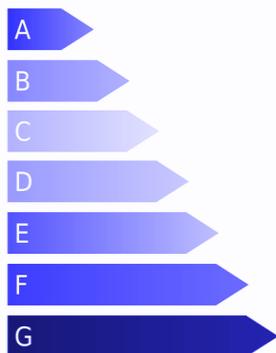
Brown & Kay Estate & Letting Agents Est 2006

Choosing an agent allows you to completely relax. You should then never have to worry about your property. It creates a professional distance between you and your chosen tenants. All enquiries and maintenance requests come to the agent to deal with and in many cases we can resolve minor issues without having to call you at all. You also would not have the worry about compliance. There are over 130 individual pieces of legislation a landlord has to abide by! Let us make certain you are compliant. Our professional and legally drafted tenancy agreements, Guarantor deeds and thorough referencing process gives you peace of mind. Along with systems to ensure legal and compliance certificates are in place, renewed in a timely way and not overlooked.



Why should I have an inventory? An inventory is a detailed description of the contents and condition of your property, room by room, taken before the tenant moves in. It is important that if there is a dispute over damage at the end of the tenancy, you have proof of the original condition of the property and its contents(if applicable). It should be noted that a tenant does not have to return the property in the SAME condition, as allowance has to be made for fair wear and tear and this will vary

depending on the number of tenants agreed upon and the length of tenancy and also if pets were allowed. It should be returned cleaned and gardens should be neat and tidy for the time of year and weather conditions. A full independent Check Out report is also required along with the regular inspection reports. The DPS may ask for these documents as evidence to support any claim you may have against the tenants deposit. Our regular property inspections have brief written comments, photographs and details of any maintenance issues.



Why do I need an EPC? An Energy Performance Certificate, or EPC for short, is a report detailing the energy efficiency of a property. It gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. All landlords are required to purchase an EPC for a property before any viewings or a let takes place. We can arrange this for you although most properties now have one, and copies are freely available on line. From April

2018 the rating must be an E or above (In 2020 the requirement will become a D or higher) We use a local independent assessor.

Do you recommend landlord insurance?

Landlord insurance is a way of protecting your biggest asset in the rare instances that the rent isn't paid. It gives you additional peace of mind that if things were to go wrong, perhaps the tenant is made redundant and can't pay the rent, you will be protected! (Usual Insurance T & C's apply and full details can be provided)



Can I choose who rents my property?

Yes. When renting out your property, we will put together a short list of applicants who meet our strict criteria. We also ensure we meet their criteria! By having happy tenants we can ensure their rental experience will be an enjoyable one and in turn your property will be looked after, however the final decision is of course yours.

How much rent should I charge?

The maximum rent you can charge is ultimately determined by three key factors:

- Supply of similar homes for rent
- Demand for rental properties
- Quality and location of your property.



Do not be drawn in by over-inflated numbers. The reality is that rent values change all the time so there is no hard and fast rule. It's important to take advice from your agent. We will have current comparable properties to show you when we carry out the initial appraisal visit.

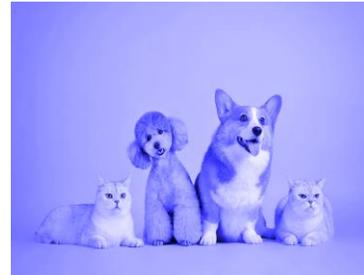


How long should it take to let my property?

Generally, we will have enquiries within the first week of marketing your rental property. Viewings will then typically take place straight away. If you haven't had an offer after initial viewings have taken place then usually it comes down to the price. Just as an under priced home may have a rush of viewings and an over priced home can have none especially if there are comparable homes in the area at slightly less rent. Applicants don't as a rule make offers on rental property so reducing the asking rent by even a small amount can have a huge difference. Before marketing we will have advised and discussed with you the best approach to marketing and presenting, so kerb appeal is important along with internal decor and cleanliness. With all of these things in place renting your home is usually a fairly swift process.

Should I allow pets in my property?

You are under no obligation to accept a tenant with a pet so the choice is entirely yours. However, you will narrow your potential market by not allowing them in your property. The trend for tenants with pets is most definitely on the rise. Many applicants now have a cat or small dog. If you do allow pets we can add specific clauses to the agreement so that the tenant moving in with one small dog doesn't end up as a boarding kennel! The tenancy will clearly state that the agreement is for "One dog" or "One cat" . We can specify the breed as well



What happens to my tenant's

Deposit? Landlords and letting agents are required to register tenants' deposits with an approved Tenancy Deposit Scheme. We register deposits with the DPS (Deposit Protection Scheme). The deposit is then held by the deposit scheme itself. The Scheme is there to protect the tenant's money and help to resolve any disputes at the end of the tenancy. They are an unbiased third party to ensure fair distribution of funds at tenancy end. The maximum deposit we can ask is the equivalent to 5 weeks rent.



Can I sell my investment property with a tenant in it?



Yes. you can sell your property while rented. . We can do this all under one roof so you can enjoy the same quality service you have with Brown and Kay Lettings. Our Sales team would be only too pleased to offer advice on your property portfolio. Stephen Kay, Director and Business Owner, is supported by a strong experienced sales team. He Can guide you ,along with the letting team ,on the best approach for the tenant and yourself and also recommend solicitors for you to choose from, to seek legal advice.We can also recommend Independent Financial Advisors