

# Thinking of becoming a landlord?

Our team can support landlords with everything they need when it comes to letting out their properties. That includes arranging insurances, putting together and managing inventories, utility support, managing tenants and more.

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## Start the process

Before you start renting out your property or looking for a property to purchase it's important to get some financial advice and think about what you'd like to borrow. Make sure you do some research about compliance, what paperwork you need and legislation.

2

## Look for properties

Start looking at areas and properties you'd be interested in investing in. Think about what you'd be looking to purchase the property for and what you'd like for rent.

3

## Ready to rent – choose your agent

Once you've bought the property, it's time to choose your estate agent and get your home advertised. When you speak to agents, take time to ask them about how they can support you and your tenants.

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## Valuation

Once you've instructed us, our friendly sales valuer will come out to your property. We'll give you a price recommendation, some guidance on demographics of potential tenants and explain more about what services we offer.

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## Viewings

Our experienced team can conduct viewings with potential tenants and we'll provide you with detailed viewing feedback.

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## Online and traditional marketing

Along with our targeted online activity, you'll get a detailed, high quality brochure and an eye-catching To Let board outside your property.

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## Email marketing

We have a large database of clients and can match potential tenants with your home. We'll contact them by phone or email to let them know that your property is on the market.

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## Preparing your home

We'll advise you on preparation of the home ready for marketing including how to prepare the property for photographs.

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## We've found your tenant

When someone wants to apply for your home, we'll let you know straight away.

If there's more than one person, we'll speak to you and it's your decision as to who moves into the home.

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## Referencing

We'll carry out all the referencing for you. While this is taking place, we'll agree an ideal moving in date, support you with your compliance certificates, arrange for the tenancy agreement to be sent to your new tenants and carry out an in-depth inventory.

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## Move-in day

Your new tenants will send us the funds. We'll then conduct the alarm tests, pass the keys over and support them with anything they need including meter readings.

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## Management of your home and looking after tenant

A month into your tenancy, we'll check in with you and your tenant to make sure everything is going well. We can also manage any maintenance enquiries, support you to keep certificates up-to-date, continue regular inspections and lots more.

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## Rent review

When the tenancy is coming to an end, we'll contact your tenant about renewing and can support you with a rent review.