

letmenow.co.uk

Information for Landlords

Residential letting



Professional lettings and management

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Letting your property with **Let Me Now**

Let me now professional lettings and management agency was specifically designed to cater for all our landlords needs whilst providing honest up to date advice on how to achieve the maximum for your property in a busy market.

Whether you are starting to build a portfolio or an established landlord, the decision to let your property requires careful consideration and the correct legal knowledge.

Due to the current economic conditions the demand for homes to let has increased dramatically and our experience and knowledge will ensure your property is receiving maximum exposure, securing a quality tenant in the minimum amount of time whilst achieving the very best price.

Our office is based in Westhoughton Bolton we cover all of the North west providing full management and tenant find services to our landlords and tailoring packages that suit them. We work on a 'no let no fee' basis and guarantee to beat any other agents management and tenant find fee's.

Our dedicated team will guide you through the lettings procedure and be at hand to answer any questions or concerns you may have, even out of working hours.

Let Me Now Next step.....

Firstly we will need to carry out a free rental appraisal on your property to assess its value on the lettings market, this can be booked by phone, email or by visiting our office. Prior to our meeting we will compile a report which will enable our marketing advisor to inform you of your properties market value the same day along with our fees and services.

There are a number of aspects that will affect the rental income of your property including deco, furnishings and mod cons. We are able to offer advice on how to optimise the rental figure you will achieve for your property, we are even able to liaise with our approved contractors to assist with any works or improvement you wish to carry out.

As a landlord you have several different legal obligations to abide by including the carrying out of an Energy performance assessment, gas safety and electrical safety.

When letting a mortgaged property you will require the permission of your lender prior to the tenancy starting. If your property is already on a 'buy to let' mortgage or you own it outright then no permission is required.

We advise all our landlords to have the correct insurance which includes buildings, tenants will have their own contents insurance when their tenancy begins. We have a selection of insurances available through rent guardian if you require any further information.

Marketing & exposure

The best way to find a reliable tenant is to exposure your property to the maximum number of potential tenants both regionally and in the local area. To do this Let me now uses the following marketing methods:

- Contacting all tenants on our database informing them of your property
- Advertising on all the major property websites including Rightmove, Nestoria, Globrix, to-rent and many others
- Tailored details and HD digital photo's on our website www.letmenow.co.uk
- The production and dispensing of detailed property particulars
- The erection and adverting of Mob numbers on our 'to let' boards
- Accompanied viewings carried out and calls received both in and out of working hours

Once we have secured a tenant for your property they are credit checked and fully referencing to ensure they are suitable and in a position to proceed with the tenancy. This process normally takes no more than three days and once the references have been returned as passed, a move in date can be arranged at you convenience.

Upon the signing of the tenancy agreement the tenant will provide at least one months' rent as a deposit and of course the first month's rent.

If you wish to use our tenant find only service then you will be required become a member of the deposit protection service or a similar organisation to place your tenants deposit in, please be advised that this is a legal obligation.

Let me now are part of the deposit protection service and if we are managing the property on your behalf then there is no need to join any deposit organisation.

Full management

Let me now's most popular and elite package is our full management service. We deal with all aspects of letting your property on your behalf, you don't even have to meet your tenant if you prefer not to. This package is ideal for our landlords who live out of area, have commitments of their own or simply wish for a professional letting agent to work on their behalf.

Our full management service consists of.....

- Advising of the likely income and full marketing of your property
- Accompanying all viewings
- The taking up of referencing and credit checks on perspective tenants
- The preparation of relevant tenancy agreement
- Room by room inventory and metre reading
- Conducting of inspections of your property throughout the tenancy
- Set managed fee arranged between yourselves and Let me now ltd
- Collection of first month's rent and deposit
- Place deposit with the deposit protection service
- The co-ordination were necessary or repair and maintenance including arranging for contractors to attend landlords properties
- Collection and transferring of rents into your nominated bank account
- Informing council of new tenants (council tax)
- Preparation of financial statement on request

Tenant find only consists of.....

- Advising of the likely income and full marketing of your property
- Accompanying all viewings
- The taking up of referencing and credit checks on perspective tenants
- The preparation of relevant tenancy agreement
- Room by room inventory and metre reading
- Deposit passed to yourself to be placed in the relevant deposit service
- Moving your tenant into your property and key hand over

If you would like a tailored service just ask! We are more than happy to work with our customers to meet their requirements!

Further information

Fire Safety

Unless the rented accommodation is a House in Multiple Occupation (HMO) there are no specific **fire regulations for residential tenanted properties** in England and Wales. Although we do recommend a fire alarm is installed in every room and tested prior to lettings.

Inventories

Due to the introduction of the Tenants Deposit Scheme it is vital that landlords arrange to have an accurate and up to date inventory prior to the outset of any tenancy, as an inventory is vital should there be any problems when the time comes for your tenant to vacate the premises.

Insurances

As a landlord you are required have 'Buildings Insurance', but should you leave any contents you will need to insure them also, but you will need to advise your insurer that you are a 'Landlord' and not an 'Occupier'.

EPC energy performance certificate

A qualified energy assessor will need to carry out an inspection on your property. This is not an inspection you can fail although it may give you pointers on how to make your property more energy efficient.

Gas certification

A corgi registered engineer will need to carry out an inspection to assure that the property and its gas appliances are safe. Gas Safety (Installation and Use) Regulations 1998 which came into force on 31 October 1998 and place duties mainly on installers, landlords and some gas suppliers

Electrical certification

Landlords should ensure that the electrical installation (fixed wiring, etc) is safe to use. The Landlord and Tenant Act 1985 requires landlords to ensure the electrical installation is safe when the tenancy begins and that it is maintained in a safe condition throughout that tenancy. The ONLY formally recognised way of achieving this is a Periodic Inspection Report.