

Information for Landlords

When you become a Landlord there is a great deal of Legislation and information that you must be aware of and adhere to. Whether you are a first time landlord, or have range of properties already let, using a professional regulated agent makes sense, as it will almost certainly save you time, as well as providing you with greater security and peace of mind.

The property industry has changed considerably over the last ten years and continues to be the focus of on-going government initiatives. Using a professional agent will ensure that as a Landlord you are kept informed of these changes, and provide you with regular advice so as to ensure that you comply with all necessary legal requirements.

For example:

- Gas safety certificates
- Energy Performance Certificates
- NRL1 forms for overseas clients

The two main regulatory bodies in the industry are the Royal Institution of Chartered Surveyors (RICS) and the Association of Residential Letting Agents (ARLA) who, acknowledging the world-wide professional standing of the RICS, have adopted their codes of practice. Brannen & Partners have been regulated by the RICS for many years, and are also a member of ARLA, which means you can always be sure of receiving a professional service from our staff across the full range of property management.

Services

We offer two services to Landlords:

Fully Managed – We highly recommend our Fully Managed service to any client (especially if you are a first time landlord). It is 'Fully' inclusive in that there are no extra or hidden charges.

Included within this is:

- All advertising including the board, local advertising and listings on key property websites
- Finding a tenant
- Accompanied viewings
- Carrying out all necessary referencing procedures on the potential tenant
- Drawing up the tenancy agreement
- Deposit Registration / Administration
- Repairs / Maintenance
- Rent collection
- Inventories and Inspections

- Accounts and Administration
- Renewals

Letting Only – Included within this is:

- All advertising including the board, local advertising and listings on key property websites
- Finding a tenant
- Accompanied viewings
- Carrying out all necessary referencing procedures on the potential tenant
- Drawing up the tenancy agreement

In this instance once the tenant has moved into the property we would have no further dealings in terms of rent collection or maintenance.

Our standard fees are as follows:

Letting Only – Half a month's rent + VAT (subject to a minimum of £358.80 including VAT) to find a tenant.

Fully Managed - Half a month's rent + VAT (subject to a minimum of £358.80 including VAT) to find a tenant and an agreed % of the monthly basis.

T&C apply.

This is only a very brief synopsis to cover the basics. For more information please arrange a free valuation on 0191 2517878 or request our full Landlords Guide.