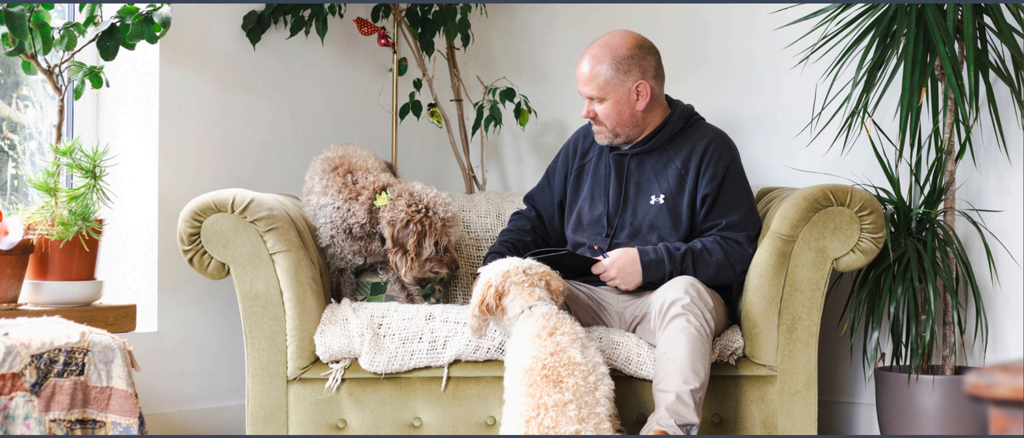
A HOW-TO GUIDE

Preparing Your Property for Rent: 7 Things Landlords Need to Know

MEYERS

MOVING BEYOND EXPECTATIONS

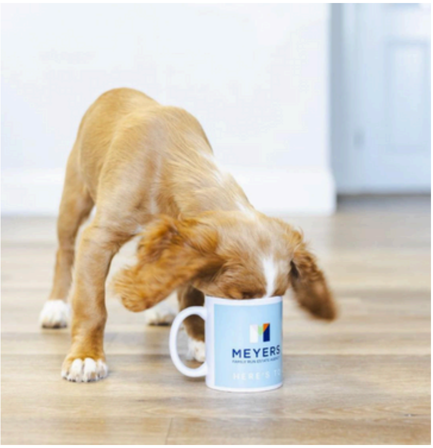


Contents

ABOUT MEYERS

With Meyers, You'll Feel The Care.

We're a family run business, which influences the way we work. Our customers always come first and the service you receive from our 'family' of experienced professionals is tailored to exactly meet your individual needs.



Letting? Our team is here for you 24/7! We focus on finding the right tenant and managing the letting and tenant find service for you.

We believe in helping you save for the future so that you keep more of your pennies from your Buy-to-Let properties.

We're better value. We believe our service will not be beaten by any local agency.

We give back to the community. Our community fund has raised over £300,000 for local good causes since 2011.

Our philosophy is simple. We're friendly, experienced, determined, great value and absolutely focused on you. We really look forward to hearing from you.

Mark Meyer

Prepare for Rental Success.

Renting out your property? It's an exciting step, but it's not as simple as handing over the keys.

You want your investment to work for you, and that means making sure your property meets legal standards, attracts the right tenants, and lays the groundwork for a smooth and stress-free rental experience.

A well-prepared rental protects your interests and ensures a great experience for your tenants. Happy tenants tend to stay longer, reducing void periods and keeping things running smoothly.

With the right approach, you'll have peace of mind knowing your property is in good hands.

Ready to Rent?

To help you, we've put together seven key steps to ensure you get rental-ready with confidence.

We're here to make the process seamless.

ONE

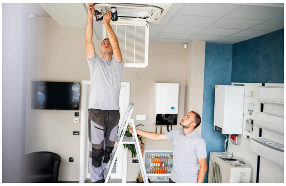
DID YOU KNOW?

A well-managed rental property is one that tenants will want to stay in, reducing costly void periods and ensuring steady rental income.

Understanding Your Responsibilities

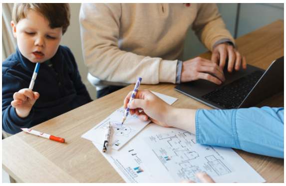
Becoming a landlord comes with a set of important duties that go beyond collecting rent.

You're not just providing a place to live, you're responsible for ensuring that your property is safe, well-maintained, and legally compliant.



- **Repairs & Maintenance.** You're responsible for keeping your property in good condition. This includes structural issues, heating, plumbing, and electrical systems.

- **Health & Safety.** Your property must be safe to live in. This means ensuring there's no damp, mould, or hazards that could harm tenants.
- **Legal Compliance.** From deposit protection to tenancy agreements, staying compliant is essential.



- **Tenant Well-Being.** Happy tenants are more likely to stay long-term, reducing void periods and saving you money.

TWO

DID YOU KNOW?

Under new regulations being introduced, rental properties must achieve at least an EPC rating of C by 2030.

Legal Compliance: The Essentials

Before renting out your property, you must ensure it meets legal requirements. Here's what you need to consider:

- **Energy Performance Certificate (EPC):** Your rental must have an EPC rating of E or above.
- **Gas Safety Certificate:** Required annually for properties with gas appliances.
- **Electrical Safety Inspection:** A full electrical installation condition report (EICR) must be carried out at least every five years.
- **Right to Rent Checks:** It's your legal duty to verify that tenants have the right to rent in the UK.
- **Deposit Protection:** Deposits must be held in a government-backed tenancy deposit scheme (TDP).

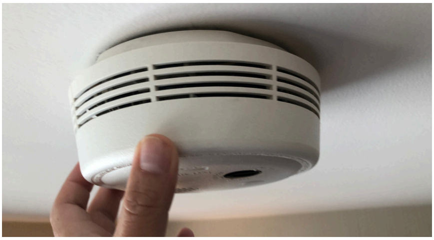
THREE

DID YOU KNOW?

Landlords should ensure smoke alarms are tested annually by a qualified professional.

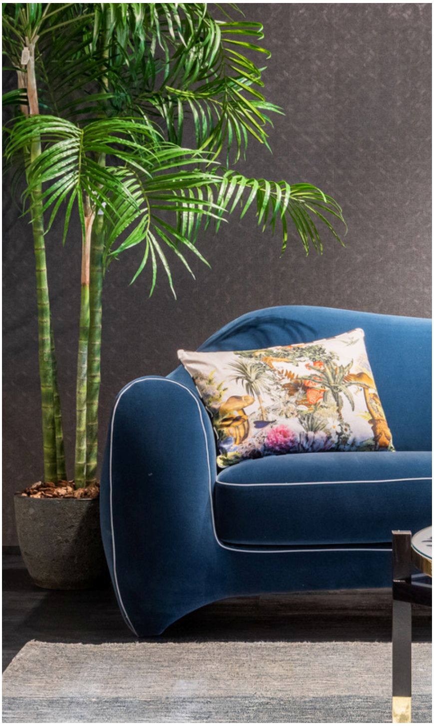
Fire Safety and Alarms: Protecting Your Tenants

Fire safety isn't just common sense - it's the law.



Here's what you need to do to keep your property and your tenants safe.

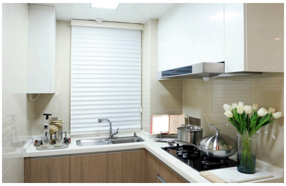
- **Smoke Alarms:** Install at least one per floor, and test regularly.
- **Carbon Monoxide Alarms:** Required in rooms with a solid fuel-burning appliance.
- **Fire Escape Routes:** Tenants should always have a clear exit.
- **Furniture & Furnishings Regulations:** All furnishings must meet the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989, 1993, and 2010).



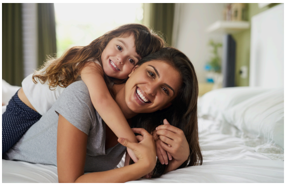
FOUR

DID YOU KNOW?
Properties that are clean, updated, and in good repair tend to rent out more quickly, reducing costly void periods.

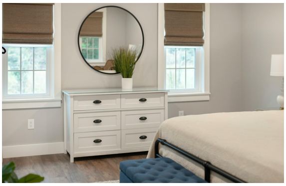
Maintaining Your Rental: Attracting the Right Tenants



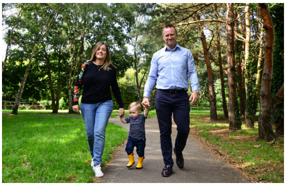
The more inviting and well-presented your rental property is, the higher the chances of attracting responsible tenants who will take care of it.



A well-maintained home creates a great first impression and demonstrates to prospective tenants that you're a diligent landlord. This encourages them to treat your property with the same level of care.



- **Deal With Any Repairs:** Address outstanding maintenance issues before listing your property.
- **Give It a Fresh Coat of Paint:** Neutral tones work best and appeal to a wider range of tenants.
- **Deep Clean:** A spotless property sets the standard for how tenants should treat it.
- **Kerb Appeal Matters:** First impressions count, so tidy up outside areas, even if it's just a small garden.



FIVE

DID YOU KNOW?

Landlords must provide tenants with a “How to Rent” guide before the tenancy starts.

Setting the Rent: Finding the Balance

Set your rent too high, and you risk long void periods with no income. Set it too low, and you could end up underselling your property and struggling to cover costs. Get it right, and you’ll attract quality tenants while ensuring your investment remains profitable. Here’s how to find the sweet spot:

- **Factor in Costs:** Mortgage payments, insurance, and maintenance should all be covered.
- **Consider Long-Term Tenants:** A competitive rent may attract tenants who stay longer, reducing void periods.
- **Work with a Letting Agent:** A professional letting agent will provide valuable insights into market trends, tenant demand, and rental pricing, helping you set a rent that balances profitability with tenant appeal.

SIX

DID YOU KNOW?

The UK's longest-standing tenancy agreement lasted more than 90 years.

Tenant Checks and Referencing: Finding Reliable Tenants

A good tenant will treat your property with care, pay on time, and communicate openly about any issues.

Thorough tenant checks and referencing give you peace of mind and help minimise risks.

- **Affordability Checks:** Ensure tenants can comfortably afford the rent.
- **Right to Rent Checks:** This is legally required in England.
- **References:** Previous landlords and employers can give insights into tenant history and reliability.
- **Credit Checks:** A poor credit history could be a red flag.

SEVEN

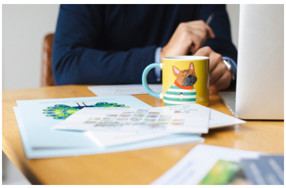
DID YOU KNOW?

The shortest tenancy agreement in the UK lasted 12 minutes before the tenant changed their mind!

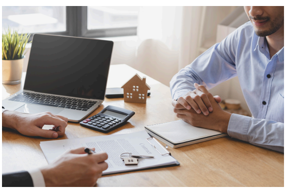
Preparing for Property Management

A well-organised landlord is a successful landlord. Managing a rental property isn't just about finding tenants - it's about ensuring smooth day-to-day operations.

These are your next steps:



- **Inventory Report:** Document your property's condition to avoid disputes.
- **Tenancy Agreement:** A solid contract protects both you and your tenant.



- **Set Up a Maintenance Plan:** How will you handle repairs? Manage them yourself or use a letting agent?
- **Deposit Protection Scheme:** Register your tenants' deposit in a government approved scheme within 30 days.

- **Emergency Process:** Provide tenants with a reliable point of contact.
- **Routine Inspections:** Schedule regular property checks to ensure everything is in order.

Contact us today for your FREE rental valuation.

MEYERS
MOVING BEYOND EXPECTATIONS

Let us manage the entire letting and tenant find service for you.

Letting your home?

For a free rental valuation and expert property management advice, head to meyersestates.com to contact our lettings department.

If you have instructed another agent on a sole agency and/or sole letting rights basis, the terms of those instructions must be considered to avoid a possible liability to pay two commissions.