

A LANDLORDS GUIDE TO LETTING A PROPERTY THROUGH HENSHAWS ESTATE AGENTS



If you are considering letting your property whether that be short or long term , if you are an investor client, letting your own home or acting for a relative, the first stage is to get a Market appraisal for the property. Our experienced and qualified lettings team will provide you with a comprehensive analysis of the current market conditions, advise you of the maximum rent the property is likely to achieve and give you all the legal information that is required when letting a property. What we won't do is blind you with science, we will listen to your needs and requirements and give you clear and honest advice in a straight forward way and give you time, as much as you need to make the right choice. Henshaws will also give you advice on how to prepare the property for letting. This advice and appraisal is given free of charge without any obligation on your part.

Okay -you are instructing henshaws - what happens next?

We will prepare full colour letting particulars and advertise the property on the leading property portals, www.onthemarket.com and www.rightmove.co.uk . in addition to our own website, the guild of property professionals and other emerging portals. We will advertise the property in local media, contact all applicants currently registered on our extensive data base and contact the many corporate relocation agents we deal with. We will also erect a 'to let ' board, unless you ask us not to.

So what are our services:

There are three types of service we can offer you;

Tenant find- it's not just that, as we do everything required to put the tenant in the property , we won't however collect the rent for you or manage the property.

Tenant find and rent acceptance- in additional to the above the rent will be paid to Henshaws and forwarded to you each month.

Full management - when you instruct Henshaws to manage your property our comprehensive management service will give you peace of mind throughout the tenancy.

See below. A summary of all fees and costs, or contact us for a copy of our comprehensive landlords terms of business.

So what about legislation- there are many requirements to consider before a tenancy start. Henshaws will guide you through this process and as propertymark/ Arla accredited agents we are kept up to date with all legal requirements and best practice which currently include:

- An EPC (energy performance certificate) - required to enable us to fully market your property.
- Gas safety regulations
- Fire and furnishings regulations
- Electrical equipment and Part P buildings regulations
- Legionnaires disease
- Right to rent

- Inventories
- Registration of the dilapidation deposit with the Tds

Other aspects to consider include non resident landlord status / overseas landlords , buildings and contents insurance, advising your mortgage company that your are intending to let your property.

Full details of all legal requirements and best practice can be found in our terms of business document.