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Let's talk lettings.

Top tips if you're considering letting out your property.



Keep your current tenant happy

It is important that your current tenant is aware that you have instructed an agent to market the property and conduct viewings. Your agent should take steps to ensure there is as little inconvenience as possible, however it is sometimes a good idea to put incentives in place to keep your tenant on board.

Ensure that the property is well presented

Initial impressions are everything, it is paramount that you ensure the property is clean and well-presented from the offset. Things like having money on the meter for heating and electricity; checking light bulbs are working, and that windows are functioning. Smell is equally as important, so it is a good idea to place air fresheners around so that there are no unpleasant scents in the air.

Have a neutral decor, but keep it homely

You often hear of the standard 'rental look', however if done in a tasteful manner it can be rather appealing. Neutral tones help tenants to visualise living in the property whilst homely touches like artwork can add a splash of colour.

Start marketing early

In order to maximise your chances of a strong rental increase it is always recommended that you begin marketing as soon as possible so that you can allow time to experiment with price. These days a lot of tenants need to provide two months' notice to their current landlords, so this is where you should begin and as you get closer to your vacation date your agent should put strategies in place to secure a let in time.

Try to avoid break-clauses where possible

Some will say that break clauses are an industry standard however it is always advised to avoid them where possible.

For those that are unfamiliar with a break-clause, it is essentially the opportunity for a tenant/landlord to terminate a tenancy agreement early at an agreed interval (the standard break clause would be after six months). Some agents charge for the full term of the agreed tenancy, so if your tenant actions their break clause, you could end up paying for part of a tenancy that you did not receive.

Review furnishings

When providing furnished accommodation, it is essential to ensure that your furniture is attractive and doesn't clash with décor and other pieces of furniture, as it can give the impression that the property is not cared for. You must also ensure that your furnishings are compliant with current legislation.

Keep on top of maintenance issues

It is important to ensure that you are on top of any maintenance problems at all times, however it is extremely important when trying to re-let your property. Any signs of lack of care can give a poor impression and may lead potential tenants to feel as though the property is not well managed.

Ensure that your property is compliant

In a world where legislation is regularly changing, it is important to know your stuff and to ensure that you are fully compliant. Smoke alarms, CO2 detectors amongst other things are all important, not only to keep yourself on the right side of the law but also to remain attractive to potential tenants. ■



Ask the experts!

Our top experts answer all your property related questions at [acorngroup.co.uk/ask](https://www.acorngroup.co.uk/ask)



The bottom line: If you're considering letting your property, our expert team can help you through every step of the process. Give your nearest branch a call today, to ask us any questions or discuss your options.