

HouseLet's Guide to Being a Good Landlord

- If you rent your property or properties to a tenant or tenants then you are a landlord. From the outset we tell all our clients, that good landlords generally get good tenants, so it will pay you in the long run to be mindful of this!
- Educate yourself on your obligations as a landlord and the everchanging legislation that you must abide by
- Put a lease in place outlining each parties rights and responsibilities and any other special conditions that you would like to outline with regards your property
- Check references and do due diligence on prospective tenants
- Keep receipts
- Make a detailed list of photographs and/or videos outlining properties content and condition
- Show new tenants around the property and ensure that they know how to work everything
- Ask the tenant regularly if everything is okay and deal with all requests promptly
- Ensure that your property is fully compliant with latest health, safety and fire safety regulations.
- Maintain a paper trail of all maintenance requests and responses to requests
- Ensure a prompt response and suitable solution to maintenance issues, even on the weekends!
- Conduct regular inspections but try not being too intrusive as you must remember it is a tenants home and they are paying rent for this right
- Communication is key, maintain strong and open lines of communication from the start of the tenancy to the end.
- This sounds like a lot of hassle right? So, speak to one of HouseLet's property experts today and we will have one of our specialists discuss how we can help you manage this