

# What happens when... I'm the Landlord?

For many people renting a property is a serious business, regardless of whether as a first time investor or an experienced landlord, you want to be sure you are maximising your investment, your property is safe and that you are complying with all current legislation. There are currently over 100 pieces of legislation that apply to renting a property.

The following are a few as a guide, the list is in no way exhaustive.

## Gas safety

(Installation and use) Regulations 1988

## Furniture and Furnishings

(Fire)(Safety) Regulations 1988 Amendment Regulations 1989 & 1993

## Electrical checks

(Safety) regulations 1994

## Fire safety

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

## HHSRS

Homes (Fitness for Human Habitation) Act 2018 including legionella compliance

## Tenancy deposit protection

A landlord must put a tenants deposit in a government-backed tenancy deposit scheme (TDP)

## Plugs and Sockets

(safety)Regulation 1994

## Data Protection Privacy Notice

At Poole Townsend we are committed to high service standards. Our staff are trained and qualified via the National Association of Estate Agents. We follow a strict code of conduct. Benefits for the landlord include separate client accounts for all client monies and a tenancy deposit scheme

Our staff have ongoing training and support and have extensive local knowledge and as solicitors as well we are up to date with the current and ever changing acts and legislation that protect both you and the tenant.

Our local knowledge and expertise means you are always in safe hands and our commitment to customer service means, you as our client will have the benefit of trained staff, the latest computer technology and town centre located offices. All this means you have the best chance of letting your property.

## The service we provide

We offer a FREE, no obligation market appraisal where we will discuss achievable rental value, your legal obligations and safety regulations as a landlord and how best to present your house to maximise rental value. We will guide you on the type of tenancy most suitable for your property and circumstances. It is most likely you will have either an Assured Shorthold tenancy or a Company let.

## Our Service

We recognise a Landlord needs and due to complexity of current legislation a majority of our landlords chose to use our fully managed service

FULL MANAGEMENT – 12% monthly commission on rental value plus £300 administration/set up fee plus VAT

We will display your property on the Poole Townsend website and the other major property portals including Rightmove.co.uk and place on our property list which is available through all our 6 town centre offices.

- Erect a To Let Board with your permission.
- Match your property to potential applicants on our mailing list.
- Accompany all viewings.
- Upon finding a potential tenant carry out a comprehensive check on their current financial/employment status through our professional tenant referencing service. The information will then be forwarded to you for your approval.
- Liaise with professional contractors to carry out the relevant safety checks to fulfil your legal obligations.
- Compile a comprehensive inventory, which is given to you and the tenant.
- Prepare the relevant type of tenancy agreement.
- At the start of the tenancy we meet the tenant and provide them with the inventory and confirm meter readings before formally handing over the keys.

- We will contact the utility companies to advise them on the tenant's details and supply them with meter readings.
- We hold the deposit & register it with The Dispute Service.
- Ensure your property and tenancy comply with current legislation
- Manage the day to day running of your property and deal with any problems which arise.
- The property will be checked on a 3 monthly basis and we will forward a report to you after the visit.
- You can have 24/7 online access to your file to check viewings, statement maintenance issues etc.
- As at the commencement of the tenancy, when it ends we will check the condition of the property and its contents to the inventory and confirm meter readings. We will forward readings onto relevant utility providers
- Deal with deposit return including organising any schedules of work needed and providing evidence to the TDS if there is a deposit dispute

As solicitors we have the expertise to advise on any legal aspects regarding the tenancy or any other legal requirements you may have

LET ONLY – POA

We appreciate there may be circumstances that mean you may not want out fully managed service. On our let only package we will find you a tenant and set up the tenancy for you to then take over all areas of management and legal compliance.

## Not all agents are the same

When the tenancy ends we can organise a re-let package for a new tenant or if your circumstances have changed our experienced Estate Agency staff will be happy to advise on all aspects of the marketing of your property.

Our dedicated Financial Services Department can arrange any necessary insurance you require and can offer Independent Financial Advice on Buy to Let mortgages or any other financial aspects.