

Landlords Guide
To Preparing
The Property

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LANDLORD GUIDE TO PREPARING THE PROPERTY

We only let properties that are in a good, safe and clean condition. We have found from experience that a good relationship with tenants is the key to a smooth-running tenancy and a property free of repairs and in a good general state of repair from the start will help to ensure the tenant is happy during the tenancy.

Taking on properties that are not up to scratch normally mean unhappiness for us the letting agent and more importantly the tenant

Quality properties attract quality tenants.

GENERAL CONDITION

Electrical, gas, plumbing, waste, central heating and hot water systems must be safe, sound and in good working order. Repairs and maintenance are at the landlord's expense unless misuse can be established.

GARDENS

Gardens should be left neat, tidy and rubbish-free, with any lawns cut. Tenants are required to maintain the gardens to a reasonable standard, provided they are left the necessary tools.

CLEANING

At the commencement of a tenancy the property must be in a thoroughly clean condition, and at the end of each tenancy it is the tenant's responsibility to leave the property in similar condition. Where they fail to do so, cleaning costs will be deducted from their deposit.

MAIL FORWARDING

We recommend that you make use of the Post Office redirection service. Application forms are available at their counters, and the cost is minimal. It is not the tenant's responsibility to forward mail.



ELECTRICAL APPLIANCES

Landlords normally only leave a cooker in the property either gas or electric. If electrical appliances are left in the property such as a washing machine, fridge freezer, cooker, dishwasher etc. should be in usable condition and it is highly recommended to have an up to date PAT test (Portable appliance test). See Safety Requirements. Repairs and maintenance are at the landlord's expense unless misuse can be established.

DECORATIONS

Interior decorations should be in good condition, and preferably plain, light and neutral.

FURNISHING

It is recommended that you leave only minimum furnishings. Normally a landlord will let a property unfurnished which means a property will contain carpets, curtains and a cooker only.

INFO FOR THE TENANT

It is helpful if you leave information for the tenant on operating the central heating and hot water system, washing machine and alarm system, and the day refuse is collected etc.

KEYS

You should provide minimum two sets of keys (one set for the tenants and at least one set for our office to be held in case of access requirements or emergency etc).

“Your Property Is Our Priority”