**Step by step guide to preparing your property To Let**

**Step one**

**Get your finances in order**

Get the right mortgage in place if you do not own it outright.

Can you afford to carry out all the works to get the property legal and safe?

Make sure you have a slush fund for any further unforeseen maintenance issues.

Can you afford to cover the rent if the property is vacant or if the tenant stops paying?

Bear in mind your rent coming in will be minus your mortgage and then your agent fees and don’t forget tax!

Is it still profitable, and worth it?

**Step two**

**Get the property prepared**

Make sure all works are carried out to an acceptable, safe, and habitable standard. You don’t want environmental health on your back!

Make sure all your property is compliant, Carry out a Gas safety check, EICR, EPC and Licenses if applicable.

Carrying out a boiler service is not a legal requirement but advisable, as is Chimney sweeping with log fires.

Don’t leave unwanted furniture in the property “in case the tenants want it” as a gift. Take it out as the tenants won’t be happy having to remove gifted item they don’t want.

If you Let is a furnished property, make sure nothing is broken or damaged, and is compliant.

Any items you leave in the property which is on the inventory “you “are responsible for, if it naturally breaks. If, however the tenants breaks it is their responsibility, bare in mind there is often a little grey area!

Only 5 weeks rent can be taken for the deposit so be conscious of what you rent with your property, as the deposit is likely not going to replace items of furniture.

**Step three**

**Get your protection in place**

Insure your property

Consider Rental guarantee

Consider Legal cost cover

Make sure your deposit is lodged in the DPS (there is a fine paid to the tenant of 3 months’ rent if you do not) This must be lodged no later than 30 days. If it isn’t lodged, you cannot serve a section 21 A to evict your tenant.

[Deposit protection schemes and landlords: Overview - GOV.UK (www.gov.uk)](https://www.gov.uk/deposit-protection-schemes-and-landlords)

Carry out in Inventory, for check-in to be able to compare on the check out. The amount allocated back will be down to the DPS if there is a dispute.

**Step four**

**Marketing your property**

Dress your property with soft furnishings

Ask your agent to take photos and videos of your property.

Make sure you advertise in as many ways as possible to reach the widest audience possible.

**CHOOSE THE RIGHT AGENT - Check out our reviews, they speak for themselves. 😊**

[www.lifestylesalesandlettings.co.uk](http://www.lifestylesalesandlettings.co.uk)