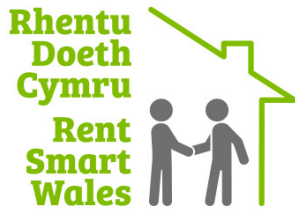




Letting a property for the first time?

How to let legally and safely



Lettings is complicated! There are over 400 rules and regulations to let a property legally and safely to tenants, which the government is increasingly enforcing. In Wales, the rules of lettings are different to England and Scotland. All landlords and rented properties must be registered with [Rent Smart Wales](#) and to let and manage rental properties you need to have a [landlord license](#) or use an [agent that has a license](#).

Our experts at Northwood have over twenty years experience in letting legals and have the required license. We know how to let your property safely to reliable, responsible tenants. Better still, if the tenant can't pay, you can rely on the [UK's No.1 provider of guaranteed rent](#) to continue to provide your monthly revenue. Our Guaranteed Rent service has covered rent during the Covid-19 crisis where other rent guarantee solutions couldn't.

If you're letting for the first time, here are our three main considerations to stay legal:

Can your property be let legally and safely?

Before a property can be advertised to let, an Energy Performance Certificate is required, along with a gas safety certificate and tenancy deposit information. These must all be provided to a tenant when moving in. Not doing this may mean you can't evict the tenant, even if they are damaging the property or defaulting on rent. In addition, we can carry out a free legionella risk assessment to comply with current Health and Safety Regulations.

Tenants then need to be referenced, contracts drawn up and check-ins as well as regular inspections carried out on the property to ensure the tenant and the property are renting legally and safely.





How much will your property rent for – and for how long?

The minimum term is six months under a standard Assured Shorthold Tenancy agreement.

Rental property pricing is different to selling a property. If you overprice, the property will lose you revenue each month it lies empty, rents should correspond to what people can afford which is typically 30% of their salary.

Typically tenants will pay more for a new build, a property in excellent condition, or a great location. Our lettings experts live and work locally, and can advise on realistic, achievable minimum and maximum rent, and the type of tenant who will love your property.

What happens if the let goes wrong?

Once the tenant moves in, this is just the beginning of lettings work. Good tenants look after the property and pay their rent fully and on time. Unfortunately, this doesn't always happen. The key to a successful tenancy is ensuring the tenant is happy, maintaining the property, and being understanding if things go wrong and the tenant perhaps needs support.

At Northwood, we specialise in choosing good, responsible tenants. You also have the option of having your rent covered by our Guaranteed Rent Service in the rare event of a tenancy problem, we will then take care of for you.

Renting a property for the first time? Use a local agent who is up to date on lettings legals.

Talk to us. We adhere to strict codes of conduct; we even have our tenant contracts reviewed annually by Trading Standards. As agents don't legally need qualifications, we helped set up and are members of the SAFEagent scheme, which is the UK's leading accreditation scheme for letting agents, so you and your tenants can be reassured they will be looked after. If not, you can obtain independent and free redress via the Property Ombudsman.

Lettings is a complex area, but as a first-time landlord you can leave all of the necessary legalities with us to provide you with complete peace of mind.

