

RENTERS GUIDE:

What Is The Procedure Involved With Renting A Property?

Moving home can be a stressful and confusing process, especially if it the first time that you are moving out of your family home. If you are interested in renting a property, this guide is intended as a helpful overview of each step involved in the process.

This renter's guide hopes to support you in speeding up the process while helping you to understand what questions you should ask, what your rights are and what responsibilities you will have as a tenant.

Understanding Your Finances

When renting a property in the UK, it is important that you understand your finances because you will need enough money to cover rent every month. On top of the rental fees, you may also need to pay:

- ▶ A deposit
- ▶ Service charges
- ▶ Fees for utility bills
- ▶ Council tax
- ▶ TV licence

It is therefore essential that you have a budget in place to understand how much money you can afford to spend each month. This figure will affect the types of properties you view.

Registering With An Estate Agent

By working with a local estate agent such as Taylor Cole, you can reduce the stress of searching for the ideal property. By sitting down with one of our expert estate agents, we will discuss how long you want the tenancy for, what you can afford, what area you would like to live in, whether you will need a rent guarantee, the type of property you want to live in and how many bedrooms you require.

Once we have a thorough understanding of everything that you need, we will match your requirements with properties that are available and make you aware of any other suitable properties that come onto the market.

Organising Viewings

Once we have a thorough understanding of what you require from the rented property, we will organise viewings of the different places available around your own schedule. Throughout this process, one of our experienced, local estate agents will be on hand to answer any questions you may have.

We will also let you know the following:

- ▶ What the rules are regarding children, smoking and pets
- ▶ What bills are included
- ▶ What fixtured and fittings are included in the rental price

By working with Taylor Cole Estate Agents, you can rest assured knowing that all the properties we show you fit all the legal requirements necessary for a rental property. This includes having smoke alarms, carbon monoxide detectors and that the property is fit for human habitation. As your trusted estate agents, we will only work with landlords with all the correct licences in place.

Providing The Relevant Information

If you are interested in renting a property with us, you will need to provide us with a range of information as we will conduct our own checks and relevant searches to ensure that you are a suitable tenant. This information includes:

- ▶ References from previous landlords
- ▶ Credit checks
- ▶ Your bank details
- ▶ Details of your employment

Paying A Deposit

When you have found a property that you would like to rent, it is important that you check all the paperwork we provide you. We will supply you with a written tenancy agreement from the landlord which will outline your rights and responsibilities, a gas safety certificate and the Energy Performance Certificate.

The final step in securing the property is putting down the deposit. As your estate agent, we will ensure that everything is in order in terms of the deposit you must pay, ensuring that it is not more than five or six weeks' worth of rent. All the landlords we work with have adequate deposit protection in place and we will provide you with the relevant paperwork after you have provided the money.

Organising An Inventory

Before you move in, we will agree on an inventory and take photographs of the property. These photos make it easier for both you and the landlord to come to an agreement if there is a dispute about the deposit at the end of the tenancy. Once you are happy with the inventory, you must sign it and provide us with a copy.

We also recommend taking meter readings before you officially move into the property. This will help you to ensure that you are not paying for the previous tenant's water, gas or electricity bills.

Living In The Property

During your time as a tenant in one of our properties, it is important that you pay both your rent and bills on time. If it is more than 14 days late, you may be liable for a fine and risk losing your home.

Once you are living in the property, it becomes your job to look after the property. You must get permission of us before attempting repairs or decorating. It is also your responsibility to ensure that you know how to operate the boiler and all other appliances in the property. If at any point, you need something repaired in the property, you must report this to us as soon as possible.

As your letting agents, Taylor Cole will work with the landlord of your new home to maintain the structure and exterior of the property, ensure the property is free from serious hazards, deal with any problems with water, electricity and gas, and carry most repairs within the property.

At The End of The Tenancy

If you want to stay in the property at the end of the agreed period, you should consider whether you want to sign up for another fixed term or whether you would prefer a rolling tenancy. You should also be prepared in case the landlord decides to increase your rent.

If, however, you want to end the tenancy, you must give adequate notice. The amount of notice you must give will be outlined in the tenancy agreement provided. All that's left to do then is to remove your possessions, clean the house, take meter readings, return the keys and give a forwarding address. With all rent up to date, you will receive the return of your deposit.

Taylor Cole Estate Agents would be delighted to offer professional advice and support as you search for a new home. If you have any questions regarding rented properties, check out our FAQ page, give us a call on **01827 311412** or send an email to **lettings@taylorcole.co.uk**.