

## Essential Tips

### Location, Location, Location

It goes without saying that the location of an investment property is key. If you choose to let out a property in an area that is undesirable or has low demand this often attracts low rent. Aim to choose a property in a location which considers the following factors; transport infrastructure, local employers, universities, restaurants, parks, schools, gyms, safe residential areas and a local town centre. Focusing on choosing the right location boosts your chance of enjoying high tenant demand and experiencing only short void periods between tenants.



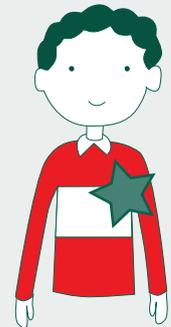
### Tenants with pets



Almost half (46%) of the UK's population owns a pet, so ruling them out as tenants can mean potentially missing out on a large part of the rental market. While you might want your ideal tenant to not own a pet, by considering such applicants you will open your property up to a much larger audience. The allowance of pets at the property is at your discretion. The applicant is advised that the you may seek a higher rent should the applicant wish to keep a pet at the property. This is due to an increase in wear and tear, cleanliness and potential for damage. The applicant is advised that this rent will be negotiated with the yourselves and reflected in the tenancy agreement.

### Consider your tenant carefully

When it comes to considering your tenant, it is important to remember that everybody is different and will come with a range of circumstances. Our job will be to make this decision easier for you by carrying out referencing on applicants to check their suitability, history of renting and their ability to afford the rental payments. Taking this information into account and considering other factors – such as whether the tenant is looking for a long-term home or if they are moving into the catchment area of a certain school, both of which indicate that they will stay for several years – will help you to select the right tenant.



### Undertake regular property visits



In order to assess exactly how well a tenant is looking after your property throughout the duration of their tenancy, it is important to visit your property regularly. This will give you a chance to see how well the occupant is treating their rented home and provide an early indication of any maintenance issues that may arise. Make sure to keep a record of these visits as the information can help towards a claim against a tenancy deposit, providing it is used in conjunction with a professional inventory and a schedule of condition.

### Condition and presentation of the house

We cannot stress enough that presentation is key. The following factors should be considered; quality of workmanship, double glazing, mirrors, light coloured walls, neutral carpets and furniture, good quality showers and beds, insulated lofts and an efficient boiler to name a few!

