



ThomsonHaytonWinkley



Your guide to letting

www.thwestateagents.co.uk

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Let's get started

Whether you are a first-time landlord with a single property, or a seasoned professional with a large portfolio, THW Estate Agents unparalleled experience means your property is in very safe hands and we are here to help.

Having trust and confidence in your letting agent is vital. Our team is highly knowledgeable and have extensive knowledge of the market throughout the South Lakes. The right agent will make a difference to how you enjoy the experience of renting your property. At Thomson Hayton Winkley our job is to provide honest advice, protect your interests and find the right tenant for you. Quite simply, we get it. As a landlord, you want to rent your property out as quickly as possible for the best price to the right tenant and if you don't want to be bothered with the day-to-day management of the property, we can take charge of that too.

Get the presentation right

We will advise on presenting the property for letting, including such essentials as getting it professionally cleaned, retouching paintwork and other repairs. We will then prepare for marketing with professional quality photographs, floor plan and a 360 and video tour.

Maximum exposure

Experience has shown more than 90 per cent of tenants search for new places online which is why we will focus on advertising your property on the major property portals as well as reaching out to our wide and carefully managed database. All viewings will be accompanied by ourselves and we will handle negotiations for the best deal possible.

We love the admin

We will handle all the necessary background and referencing checks on potential tenants together with the essential Right to Rent Check. We will prepare a full and thorough professional inventory and schedule of condition essential for any disputes that may arise at the end of a tenancy. We will also prepare the Assured Shorthold Tenancy Agreement with any individual requirements you may specify. We happily take on and manage all the administrative detail such as taking and holding the deposit with My Deposits and ensuring all relevant safety certificates are in place. Tenancy renewals will also be organised as required.

For landlords based outside the UK, we have the experience to guide you through the complexities of obtaining non-resident landlord (NRL) approval from the tax authorities, after which the rent can be passed on free of tax.

The next step

Once you have decided that you wish to rent your property all you need to do is provide the details of the property and make an appointment for our ARLA qualified lettings agent to visit you at the property. We will be able to agree a market rent, plan the marketing and discuss the detail surrounding renting and legal requirements. There are many regulations to adhere to when renting out any property and we are able to provide advice along the way to ensure the smooth letting of your property.

Top 10 tips

1. Walk around the property and ask yourself if you were a potential tenant would rent this property?

2. In terms of decorating and soft furnishings, keep it fresh and neutral. A well-maintained, clean property will attract good tenants.

3. Try not to become too emotionally attached to the property either, as it is always hard to let go of a property you love - try to distance yourself from the process.

4. Potential tenants may try and negotiate on the price, it's worth weighing up if the price you want is worth holding out for, or if it's better to accept it and reduce the time the property is empty and not making you any money.

5. Get a professional inventory, without it is very difficult to prove you are entitled to any of the deposit funds in the event of damages and dilapidations.

6. An EPC (energy performance certificate) is required by law for your rental property and you won't be able to let the property without one, they're valid for 10 years. There are some restrictions on letting a property with a low EPC rating; F or G, but we can advise you on the rules.

7. Ensure each floor has a smoke alarm and carbon monoxide alarm where appropriate.

8. Figure out how much involvement you with the property. Do you want an agent to look after the ongoing rent-collection and property management? Of course, there is an additional cost for the agent's ongoing involvement, but it could save you a whole lot of hassle in the long run.

9. You shouldn't forget that being a Landlord involves numerous pieces of legislation which you will need to keep up to date with if you choose to go it alone.

10. In choosing your agent, don't automatically opt for the agent that offers the lowest fee. This may prove to be a false economy.





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