10 Quick Tips for First Time Landlords

Charles Cox
Property Lettings

1. Get Your Legal Certifiates in Order

• Gas Safety Certificate (yearly)
• Electrical Safety Report (every 5 years)
• Energy Performance Certificate (EPC) rating E or above
• Smoke & carbon monoxide alarms installed

2. Protect Your Tenant's Deposit

• Use a government approved tenancy deposit scheme within 30 days.

3. Set a Fair & Competitive Rent

• Research local market rates or get a professional rental valuation.

4. Screen Tenants Carefully

• References, credit checks, Right to Rent checks, and previous landlord feedback.

5. Use a Strong Tenancy Agreement

• Clearly outline rent terms, responsibilities, and rules (pets, smoking, etc.).

6. Prepare Your Property

• Complete repairs, decorate neutrally, and ensure appliances are safe.

7. Keep Good Records

• Save copies of all certificates, correspondence, and repair receipts.

8. Budget for Costs

• Mortgage, insurance, maintenance, agent fees, and potential void periods.

9. Get Landlord Insurance

• Protect against damage, loss of rent, legal costs, and liability claims.

10. Stay Compliant & Informed

• Laws change regularly - keep up to date or use an experienced letting agent to manage compliance for you.

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