

10 Steps in brief to Letting YOUR Property with Vincent James Lettings:

Step 1: Book a Rental Valuation

Start by arranging a valuation with a trusted local letting expert who can give you an accurate and up-to-date rental estimate. Ensure that the agent has good local knowledge and that the where managed they have experienced property managers to look after you.

Step 2: Choose Your Level of Service

Decide how hands-on you want to be. If tasks like rent collection, property maintenance, and inspections feel overwhelming, opt for a service package that provides the support you need. There is a lot of compliance and laws with regards to letting your property out – are you up to speed with these?

Step 3: Market to Prospective Tenants

As a landlord with Vincent James Lettings, your property will be promoted through proven marketing channels including social media and a video tour and introduced to, pre-qualified tenant database.

Step 4: Organise Viewings

Vincent James Lettings will conduct viewings with potential tenants. Prepare the property by addressing any maintenance issues, cleaning thoroughly, and decluttering to make a great first impression. Good first impressions do help!

Step 5: Agree on Terms

We shall negotiate the offer on your behalf to secure the best possible rent, tenancy duration, and suitable tenants.

Step 6: Conduct Referencing and Credit Checks

Your tenants will be thoroughly vetted through professional referencing and credit checks, and ensuring the correct Right to Rent is obtained giving you peace of mind that your investment is protected.

Step 7: Sign the Tenancy Agreement

We will draw up a legally compliant tenancy agreement for both parties to review and sign, ensuring all terms are clearly outlined.

Step 8: Complete an Inventory Report

To help avoid future disputes, we arrange for an independent inventory – a detailed record of the property's condition and contents at the start of the tenancy. We can provide a sample copy for you to look at and advise on the importance of having this prior to any new tenancy.

Step 9: Secure the Tenant's Deposit

The tenant pays a security deposit (legal terms are 5 weeks rent), which is held in a government-approved scheme to cover potential damage or unpaid rent.

Step 10: Move-In Day

When your tenants move in, make sure they have all essential documents, including user manuals and property instructions, to help them settle in smoothly.