



Guide to letting your property

Stressed by having your property empty? Increase the return on your investment by taking action in finding a reliable tenant who will pay the best price.

Realistic Market Appraisal

Our aim is to let your property at the best possible price in the shortest possible time. We carry out appraisals every week giving us insight and wisdom of rental prices in your area.

This is why we consistently achieve the asking price across all our clients' properties. Call us on **01493 855426**

Selecting a trusted agent

When choosing a letting agent consider their ability to conduct viewings outside normal opening hours, their high street presence and what kind of marketing your property will receive. These are essential to obtaining the best rental value for your property.

We often arrange viewings outside of our opening hours.

You should also check if your agent will organise your government-required [Energy Performance Certificate \(EPC\)](#) on your behalf or if you need to arrange this yourself? You are responsible for making this document available to prospective and future tenants. Northgates can arrange this for you.

Consider Property Management

Property Management can be successful to reaping rental returns on your property. Many tenants prefer renting managed properties.

Instructing Northgates to manage your property gives you peace of mind that both your property and tenant will be cared for 24/7. We are dedicated to looking after the general day-to-day management and more complex issues such as emergency repairs, collection of rent, transfer of utilities and much more.

Presenting your property

First impressions count, the presentation of your property is crucial to a successful let. Prepare to address any DIY jobs you have meant to get done, apply a fresh coat of paint where necessary and de-clutter to make rooms appear larger.

Northgates are dedicated taking photographs and write comprehensive property descriptions in one visit.

Preparing your property for tenancy

Before you let your property for the first time you should obtain inventory. This will set out the condition and contents of the property. Northgates can carry out a schedule of condition on your behalf.

Marketing your property

To find your suitable tenant you need to give your property exposure across a wide range of media.

When you instruct Northgates to let your property you will benefit from marketing directly from our office, exposure on our website, full colour property details, inclusion in the property section of the local press and email alerts.

Accompanied viewings

Our phone lines are open longer to increase viewing opportunities for your property. Accompanied viewings also mean we can use our experience to help let your property. Our phone lines open 8am-7pm Monday to Friday and 9am-5pm Saturdays.

Receiving a request to rent your property

After a request is received we will contact you to communicate details of the request and arrange any special conditions to help you to decide whether or not to accept.

Offer agreed

Once you accept an offer we will do the following, regardless of whether your property is managed:

- Collect references from the tenants
- Arrange signing of Tenancy Agreement
- Collect moving-in payment (rent + deposit)
- Carry out check-in and schedule of condition

For your added peace of mind, where applicable we will hold the deposit as a stakeholder and register this with a custodial deposit protection scheme, resulting in a reliable deposit release process at the end of the tenancy.

Completion

Upon completion, keys will be released to the tenant on moving-in day.

For managed properties, we will provide the tenant with our contact details in cases of maintenance and repairs.

Congratulations, your property is now let!