

GOOD TENANT CHEAT SHEET



BAD TENANTS

Now we know how frustrating it is to have bad tenants (trust us we have been there). Now you can Google this subject but who has time to make sense of all the information out there and how hard is it to find the holy grail of tenant who is the perfect 'working professional' who passes all the tests. So let us make this easier for you in our informal guide

MARKETING

Advertise your property locally. Gumtree and Facebook are free and easy to use don't underestimate shop fronts! You can pay for adverts but for the sake of simplicity we will keep this option out of this guide. But if you are interested in this check out Openrent where you can pay a fee to advertise on Rightmove and Zoopla. Make sure you advertise your property for the right market value. Cross check to see what neighbouring properties have been let for.





HOLD THE PHONE

Get ready to fend phone calls. This will be the most time consuming phase. Now the most important thing here is to ask the 3 golden questions to each applicant if they pass this test then book a viewing. Otherwise you will get timewasters. The questions are:

1. What their current employment is? Or means of income.
2. Who was their previous landlord/ letting agent and their contact details
3. Will they be willing to take a credit check - this is not a must and they may object but will tell you a lot about your tenants

If they can't answer any of these questions then it is best to say your byes now!

THEY DON'T SPEAK ENGLISH

Now everything around tenancies is geared around English speaking working professionals. Now what happens if you have tenants who can't speak English and work a zero hour contract or are in cash in hand jobs? Should they not be allowed to rent as well? We work with many clients who fall into this category and have supported them in housing and they have become model tenants. Use translators or find someone within their family who can speak English. First of all you will need to confirm their Right the rent (check their identity documents and make a note - this is the LAW!) In these cases we would contact their employers to confirm that they can afford rent. We would also speak to their previous landlord and agents to find out if they are good tenants. IMPORTANT note please do not solely rely on written references. We have seen instances of when people have written glowing references only to get rid of their problematic tenants!



HOUSE VIEWING

Now this should allow you to shortlist your applicants. Arrange a day or 2 where all the viewings will take place. Clean the house out. Look for clues as to how people present themselves. Take a couple of tenant application forms. If people need support filling this out, help them or direct them to someone who can - these forms are a bit intense and only reserve these for the tenants you are really interested in. Undertake credit checks at this stage. This will cost you so nail down your applicants to the last 2. This provides you with a backup option if things don't work out with option A. Think of this like any job recruitment exercise.



RELAX WHEN THEY MOVE IN

Now you have your right tenant and they have passed the right checks. You are ready to move on and get them to sign up the Assured Shorthold Tenancy document. Take the right deposit and wait for move in date. Remember tenants can still back out until move in date.

NOTE Once they have moved in do check up on them. This helps to iron out any settling in issues. Also remember our key philosophy which is a happier tenants usually results in a longer serving tenant who will look after your property.



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