



## Landlord Requirements.

**Prior to tenancy being agreed and your property being Let, we require it to be in a safe well presented condition.**

**You must have:**

- A Valid Energy Performance Certificate.
- A Landlord's gas safety certificate (CP12) renewed annually.
- An electrical safety check and appropriate certification.
- Smoke alarms, preferably mains operated, on each floor. There must also be a carbon monoxide alarm for any gas appliance.
- Authorisation from your mortgage company to let your property and you must ensure that you have landlords insurance in place. We also recommend that you take out insurance to protect you against non-payment of rent.

**Further requirements for letting your property...**

- Your tenants deposit must be protected in a government recognised scheme, preferably a custodial scheme. Our Assured Shorthold Tenancy Agreements state that the deposit will be protected in the TDS scheme and so if you would prefer to use another provider you must inform us before we prepare the agreements.
- Any other work that we feel will be required to ensure a safe and legal let will be recommended and then will be need to be carried out if necessary. We reserve the right to have the property professionally cleaned in order to present it to your tenants in the correct order. This will set the standard for how the property should be returned at the end of the tenancy.

**We are very happy to help arrange any of the above on your behalf, please just ask.**