



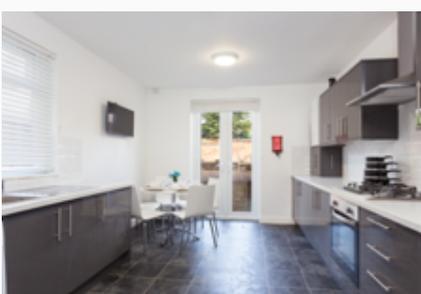
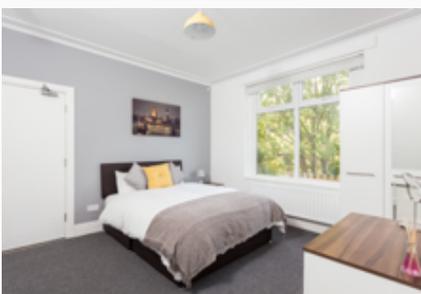
Legal Requirements for Renting your property and Potential Penalties

NS Property LETS

YOUR HELPFUL GUIDE

We are a Father, daughter team that are committed to giving both you and your tenants THE best service. Making your property business as handsfree and stress free as possible.

As landlords ourselves we started managing our own property's after we struggled to find a good reliable letting agency. We have since grown the number of properties we manage and have found effective ways to keep positive strong relationships with both landlords and tenants.



Our Services

Tenant Find Only -
£495

Tenant Find and on going management -
£395 + 8 % of the gross rent per month

On going Management Only -
£75 + 8 % of the gross rent per month

Gas Safety Certificate

You must have a valid Gas Safety Certificate for the property and issue the paperwork correctly, failure to do so is a criminal offence and could result in an unlimited fine and or six months imprisonment.

EICR

It is now a requirement to have the electrical circuits tested periodically and hold a valid Electrical Safety Certificate before renting a property, local authorities can impose fines of up to £30,000 for none-compliance.

EPC

Properties must have a valid Energy Performance Certificate and achieve a rating of E or better (unless there is a valid exemption in place). As a landlord you can be fined up to £5,000 by the local authority for none-compliance.

"IT'S OUR
LANDLORDS
HOUSE BUT
OUR
TENANTS
HOME."



Legionella Risk Assessment

You must have a Legionella Risk Assessment for any rental property, and this must be completed periodically.

Up To Date AST

All tenants must have a signed, up to date Assured Shorthold Tenancy agreement (AST). It's really important to get this right as there are changes to the law regularly and without an AST or with an invalid AST you could lose access to your property and be unable to evict your tenants even if they cause damage or fail to pay their rent!

Right To Rent Book

At the start of a tenancy, you need to give your tenants an up-to-date copy of the Right To Rent Book. This details their rights, landlord responsibilities etc. If they are not issued with this correctly it will prevent you from evicting tenants for failure to pay rent etc as the court will throw the case out due to the correct paperwork not being issued at the start of the tenancy.

**"Professionalism,
Quality,
Responsiveness,
Value."**

**Four words that a
landlord used to
describe his
experience of using
our services.**



Smoke Alarms

It is a legal requirement to have smoke alarms fitted in accordance with the regulations and they must be tested and working on the day the tenants check in. As a landlord you can be fined up to £5,000 for non-compliance.

Carbon Monoxide Alarm

This is much the same as smoke alarms in that you must have carbon monoxide alarms in compliance with the regulations and they must be tested in the same way, you can also be fined up to £5,000 if this is not done correctly.

Referencing

Proper referencing of all tenants (even friends) is essential and is the most important thing to do pre tenancy to protect yourself from bad tenants. There is some cost to this but compared to the cost of removing a problem tenant it's insignificant!

"I had a great experience dealing with NS Property LETS.

This is my first buy to let property and the whole process was seamless, clear and transparent."



Deposits

It is illegal for you to hold the deposit in your bank account, instead it must be held in a government approved deposit scheme (this can be custodial or noncustodial) and this must be done within thirty days. Failure can result in having to pay the tenant up to 3 times the original deposit and the court can make the tenancy invalid in which case the tenants will not have to vacate the property at the end of the tenancy. This could leave you with no rent and tenants you cannot evict.

Inventory

A good thorough, detailed inventory protects both the landlord and the tenant (photographs and videos are useful when showing the condition of a property) and should be signed by both. This is essential if making a claim against the deposit at the end of a tenancy.

"Natalie has a flexible and down to earth approach ensuring both tenants and landlords are happy. I will definitely be using Natalie's services again and highly recommend NS Property LETS to all."



Check In

It's very important to get the check in process correct, making sure that the tenants have signed everything required and that you have given them all of the documentation legally required. Failure to get this right can result in a court throwing out a case to evict a tenant even if they are not paying and causing damage to the property.

Inspections

Your property is a very valuable asset and regular inspections are the best way of safeguarding it. They also help to protect you, as you can be held responsible if, for example your tenant turns your property into a cannabis farm or causes damage meaning that the property is no longer up to the minimum standard required by the local authority, and of course you will have to pay the repair bill.

If you require help or advice letting your property, please call Natalie on
07526186047

"I would recommend 100% to anyone looking to rent. Having met and worked with both Stuart and Natalie (lovely father-daughter duo) we couldn't have asked for a better agency. They are fair, honest and really look after their tenants."

