



Rentlease

The essential guide to
letting your property





Preparing for letting

Before you start the process contact your local letting agents and find out what they can do for you.

A good agent should be able to advise you on what needs done to the property, help you arrange any work required, advise on rental demand and an accurate achievable rental, as well as detailing all the services they offer, including costs.

Remember to register as a landlord with the local authority and get your agent to arrange your EPC (Energy Performance Certificate) for you as you will need this for marketing.

With more and more agents appearing on the high street, make sure you choose a well established agent with trained and qualified staff, an agent that can provide full client money bonding and is a member of ARLA (Association of Residential Letting Agents).



*Rentlease was founded in 1993 and was
the first regulated and bonded agent in Ayrshire.
In fact, we were Ayrshire's first ARLA registered agent!*



Troon Office: 01292 317607
Prestwick Office: 01292 471482

- Property Search
- To Rent
- For Sale
- Property Management
- Factoring
- Landlord
- Tenant
- Sales
- Inventory



Search for properties in Ayrshire

To Rent ▶ For Sale ▶

Find property in

£99 Property, £50 or £55 inc



Rentlease will find a tenant for your property. If we don't - there's no charge!

*£99 + VAT is deducted from the usual letting fee of £150 + VAT

For further details
tel 01292 471482
www.rentlease.co.uk



Marketing your property

It is more important than ever that your property looks its best before you place it on the market and that it reaches as many people as possible.

Do all you can to make sure your property is well presented prior to the photographs being taken to ensure it stands out from the crowd. Most prospective tenants are looking online for a home, using property websites as their first port of call. Along with traditional advertising, including the To Let board and shop front, this is the best way of finding your tenant .

Your agent should be able to contact any current tenants they have, the local and national companies they deal with, as well as having an up to date mailing list. Remember to be flexible on viewings.



Rentolease have a unique online property matching service for all prospective tenants. As soon as your home is registered the right tenants will be the first to know.



Finding the right tenant

Tenant selection is crucial. Before agreeing to any tenancy there are important points that need to be clarified.

You should check if there are any circumstances that might affect their suitability. Is the tenant a smoker? Do they have pets? Always make sure you are happy with these aspects and that you feel comfortable with potential tenants.

You should always obtain a deposit for security and ensure that the application form has been completed to your satisfaction.

Three month's payslips, a recent utility bill and photographic ID should also be obtained.

At this stage you should ask your agent to arrange a specialist credit check that will confirm that everything is in order.

Finally, make sure both you and your tenant are happy before agreeing (or signing) anything.



At Rentolease we ensure that all tenants are fully credit checked and referenced by a specialist referencing company to ensure the highest standard of tenants.

Employers and previous landlord are contacted and our landlords are updated throughout the process.

Finding



Rentlease INVENTORY

The Inventory

With the Tenancy Deposit Scheme now in place, having a robust and complete inventory is more important than ever.

Make sure you instruct an inventory provider or ensure that your agent is qualified to carry this out for you and check that they are regulated by an approved industry body.

The inventory should include:

- date stamped photographs
- detailed descriptions
- schedule of condition including any defects
- disclaimers, scope of inventory and legal points

You should also ensure that the inventory provider appointed is APIP (Association of Professional Inventory Providers) Accredited agent to ensure that the inventory provided is of the highest standard.



Rentlease is an APIP (Association of Professional Inventory Providers) regulated and registered firm ensuring our inventories are of the highest standard. APIP is the largest industry body that ensures providers are qualified and follow a strict code of practice.

All our inventories are created on our iPad system and can even run into 80 pages long!

Inventory



RENTAL AGREEMENT

I. THIS AGREEMENT MADE this _____ day of _____

BETWEEN:

(Name)

hereinafter called the LESSEE

(Street Address and Post Office Box Number)

(Community)



The legal stuff

Before moving anyone in, you must ensure that you and your property are fully protected. A professionally drawn up tenancy agreement can help prevent any problems in the future. In Scotland, regulations and legislation change on a regular basis, but by using a qualified agent you can ensure your property fully complies at all times. Some of the regulations in force include:

- The Housing (Scotland) Act 1988
- The Housing (Scotland) Act 2006
- Tenancy Deposit Scheme Scotland (Regulations) 2011
- Supply and provision of the tenant information pack
- Displaying of Energy performance certificate
- Complying with the repairing standard
- The fire and furnishing (Fire) (Safety) Regulations
- The Gas Safety (Installations and Use) Regulations 1994
- Landlord registration
- Control of legionnaires disease

But don't worry - your agent can take care of all of this for you.



When Rentolease was founded, the only regulation in force was the Housing (Scotland) Act 1988. Today, we are able to cost-effectively manage all safety and legal needs for our landlords.

Legal



Managing your tenancy

Once your tenant has moved in, you can sit back and let your agent do the work!

- The rent will be collected every month and the statement of payment sent directly to you.
- Your agent will handle all repairs on your property up to the agreed repair mandate you provide.
- To protect your property, out of office emergency contacts will be given to your tenants.
- Your property will be inspected on a regular basis and all reports sent directly to you.
- Your agent can even take care of your safety checks and insurance!



At Rentolease we pride ourselves on our friendly, efficient management service for both our landlords and tenants. Remember to visit our web site to see what our clients are saying about our service.

Managing



Rentolease
SALES | LETTINGS | MANAGEMENT

FHI2 SDX

Choosing the right agent

Finding the right agent can seem daunting at the start, but Rentolease are here to make it that bit easier for you.

We have been leasing property in Ayrshire for over 20 years and have always been at the front of the Ayrshire letting market.

We are fully regulated, bonded, qualified and are members of ARLA (Association of Residential Letting Agents), APIP (Association of Professional Inventory Providers), FSA (Financial Services Authority) and PMAS (Property Managers Association Scotland).

At Rentolease we are proud to have been creating homes and serving landlords since 1993. Offering an efficient and friendly management service from our town centre offices, we are the best choice for both landlord and tenant.

Contact Property Manager David Toner today to find out how Rentolease can help manage your property needs.

Telephone: 01292 471482

Email: david@rentolease.co.uk

Web: www.rentolease.co.uk

Choosing
guisings



ESTABLISHED 1993
Rentolease
PROPERTY & ESTATE MANAGEMENT

Creating homes in Ayrshire for over 20 years

123 Main Street, Prestwick KA9 1LA. Tel: 01292 471482

52 Templehill, Troon KA10 6BE. Tel: 01292 317507

Email: prestwick@rentolease.co.uk

www.rentolease.co.uk

