

Landlords

Making room for improvements

It's estimated that half the population live in rented property. Landlords have many legal duties as well as rights, so it can prove costly if things aren't done properly or don't go to plan. It's important to consider the following points if you are, or are planning to, rent a property...



Points to consider

1

Are you using the right type of tenancy agreement?

They can differ considerably depending on whether you are letting an entire property, a room in your house or shared accommodation.

2

Do you have all the right paperwork at the start?

If you don't, you may incur higher costs when you need to recover possession of the property. A short-term saving at the beginning could double your costs at the end. Also, you may face a court claim if you don't set up the tenancy correctly at the start.

3

Consider limiting the fixed term to six months

It provides a means of exiting the agreement if things don't go to plan. Don't be persuaded to give a 12-month term without good security.

4

What happens if your tenant becomes an issue?

The sooner you act, and correctly, the sooner the issue can be resolved. We can advise on the best route to recover possession. Don't let rent arrears drag on for months.

5

What are your rights and what process should you follow?

It's your property but the tenant's home for the duration of agreement. A good set of documents at the beginning gives both of you clarity and makes it easier to recover possession when you need to.

6

Does your tenancy agreement include a detailed inventory?

It means you're both clear about what is in the property (and its condition) before the rental starts. Make sure, too, you clearly state what the rent covers.

7

What happens if you need to issue court proceedings?

Get peace of mind by paying a fixed fee for an experienced lawyer to sort out all the necessary paperwork.

We have offices in Barnstaple, Dartmouth, Exeter, Newton Abbot and Torquay.
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