

PREPARING YOUR PROPERTY FOR RENTAL

General House Preparation

When presenting your property for rental, it is important to remember that tenants always have a choice available to them. A property that is clean, well maintained and properly equipped is likely to attract tenants more quickly.

There are some simple steps that can easily be done to make sure your property is seen at its best, by giving attention to the items below you will be offering an attractive home to your potential tenants:

General points to consider:

- Keep paintwork and room colours light and neutral (if possible leave spare paint for tenants to use for touching up).
- Ensure all carpets and floor coverings are clean.
- Make sure curtains are clean and properly hung and any blinds are working correctly.
- Clean all cupboards and surfaces thoroughly.
- Have windows cleaned inside and out and make sure all lighting is working to present your property in the best possible light.
- Give particular attention to bathrooms and kitchens, these are often the highest priority to those viewing a property.
- Consider any fixtures and fittings provided e.g. Towel Rails, Mirrors or Shelving. Make sure they are properly fitted and secure.
- Consider whether you are prepared to include white goods: Fridges/Freezers, Washing Machines and Dishwashers can often be seen as a positive addition to potential tenants.
- Make sure any manuals or instructions that a tenant might need are provided, particularly for heating controls and any appliances or alarms.
- If the property has a garden, consider how low maintenance it is (as this is often a bonus to tenants) and whether you are prepared to provide any tools such as lawn mowers etc.
- Be sure to make clear any areas not include in the let and if possible secure them with locks.
- Provide keys for any locks including windows, garages, sheds etc.

If your property is brand new, there are a few other things to consider:

- Make sure the Local Authority are notified and refuse bins provided.
- Provide a Digital TV Aerial and consider the option of providing a satellite dish and cabling.

Award Property Management Ltd is happy to offer guidance on the best way to present your property and can provide assistance with the purchase and installation of items or house preparation.

New Property Considerations

Our new property information form provides a quick and simple guide to the optional items that you may wish to consider when preparing a new build property for rental and is specifically aimed at helping new landlords budget correctly when investing in a 'new build' buy to let property. There are several considerations, listed in the table below, which require financial input and may otherwise be easily overlooked.

POINTS TO CONSIDER		
BT connection fee – approximately £125		
Is there a line connected?	Yes	No
Are you willing to reimburse the tenant in full for connection?	Yes	No
Would you consider making a contribution towards connection?	Yes	No
Is there an aerial in the loft / on the roof?		
Yes		No
Satellite dish		
Are you happy for one to be erected on an outside wall?	Yes	No
Curtains/blinds		
Are these provided?	Yes	No
Outside light		
Is one fitted and in working order at the front of the property?	Yes	No
Is one fitted and in working order at the rear of the property?	Yes	No
House number		
Are you happy to supply and fit to the front exterior?	Yes	No
Coat hooks at entrance		
Are you happy to supply and fit?	Yes	No
Mirrors		
Are you happy to supply and fit in the main bathroom / cloakroom / ensuite?	Yes	No

POINTS TO CONSIDER cont...			
Toilet roll holders Are you happy to supply and fit in the main bathroom / cloakroom / ensuite?	Yes	No	
Towel rails/rings Are you happy to supply and fit in the main bathroom / cloakroom / ensuite?	Yes	No	
Toothbrush holder Are you happy to supply and fit in the main bathroom / ensuite?	Yes	No	
Soap dish Are you happy to supply and fit in the main bathroom / ensuite?	Yes	No	

Other suggestions, at the Landlord's discretion, are to consider a garden shed/outdoor storage, laying stepping stones from the back door to the garden gate (where necessary) and providing a lawn mower to assist the tenants in keeping any lawn area tidy.

Cleaning Standards for Rental Properties

In preparation for the letting of your property please ensure that the following items are addressed so the property is in a suitable condition for immediate occupancy. These details will also be communicated to the tenants to be addressed at the end of their tenancy.

General Cleaning

- The property should be free from all dirt, dust and cobwebs
- All skirting boards must be wiped down
- Sockets and light switches should be cleaned
- The front door must be washed down
- Walls and doors should be washed where necessary
- Any nails/picture hooks should be removed and the holes filled in and painted with matching paint
- Any large scuffs/scratches must be made good
- Lampshades should be dusted and cleaned
- Lime scale and/or watermarks in the toilets/basins/taps/showers (including shower doors) is to be removed
- Any mould in window frames/tiling should be removed and the area re-grouted/re-siliconed if necessary
- The washing machine powder tray must be cleaned out
- Curtains may need dry cleaning if there is a residual odour
- If the property has blinds, particularly Venetian, please ensure they are dusted
- All light bulbs should be working
- All smoke detectors should have working batteries in them

Carpets

All carpets should be professionally cleaned if they are particularly worn or stained. Otherwise, carpets/floors should be vacuumed or mopped. Any upholstery, including sofas, may need to be professionally cleaned to remove any staining or residual odours.

Oven, Hob and Extractor Fan

The oven and hob must be left free from any grease, food and burnt-on debris. The extractor fan also needs to be thoroughly cleaned to remove grease and the filters either replaced with new, or washed depending on type. Extractor fan and oven bulbs should be replaced if necessary.

Gardening

Lawns should be mown and any weeds coming through the lawn or paving should be removed. Shrubs and borders need to be tidy.

Wheelie Bins

The wheelie bins should be left neatly within the property boundary or within designated bin stores.