

Step by step guide to successfully letting your Lancaster property



"Just as when you're selling your home, presentation is key..."

The more welcoming and attractive your home looks, the easier it will be for you to find the perfect tenants."

Take it one step at a time...

Letting out your property for the first time can be a daunting prospect.

- How do you decide how much rent to charge?
- How do you find the perfect tenant?
- What do you do if things go wrong?

Here at JDG we've helped hundreds of landlords in Lancaster and Morecambe let out their property and find good tenants for their home.

We have up to date knowledge of all the relevant legislation, and we have local contractors on hand to deal with any problems at your property 24/7.

That's why we've put together this step by step guide to help put your mind at ease.





Step 1. Get a valuation

How much rent can you expect to get for your property?

You can ask a few different lettings agents for their expert opinion, and then choose the agent who you feel will give you the best service and find the best tenants.

At JDG we offer free rental market appraisals - we will look at the current rental market as well as the condition and unique features of your property.

Our aim is to get you a fair rental price for your home, with the right tenants, and avoid it sitting empty.

We also offer a rent guarantee scheme which ensures that you will continue to receive rent even if your tenant's circumstances change.

Look at the different packages offered by lettings agents, and ask your friends and neighbours for recommendations.

Step 2. Prepare your home for rent



Once you've selected your lettings agent, you'll need to get your home ready to attract new tenants.

Just as when you're selling your home, **presentation is key**.

Decide whether you'll be offering the property on a furnished or unfurnished basis - there are pros and cons to each - and make sure it is clean, tidy and uncluttered throughout. Finish off any outstanding DIY jobs, and get it ready for your new tenants to move in.

The more welcoming and attractive your home looks, the easier it will be for you to find the perfect tenants.



Step 3. Market it

Now it's time to spread the news and let people know your home is available to rent.

We advertise all our properties through online portals such as Rightmove, Zoopla, etc, as well as Facebook, newspaper articles, website, and via email directly to our growing database of potential tenants in Lancaster.



Step 4. Viewings and applications

The next step is to show people around your home. We always provide accompanied viewings, so you have added peace of mind. Our staff are trained to point out all the best bits about your property, and ask all the right questions.

We provide you with regular feedback following viewings, too.

Once a potential tenant has applied to rent your property, we'll talk you through the details so you can decide whether or not to accept the application.



Step 5. Accepting your new tenants

When you've chosen your preferred applicant, it's time to arrange the paperwork and carry out all the necessary checks to make sure they have the finances in place to afford the rent. We will communicate with all parties regularly and draw up the relevant contracts.

We can then arrange a moving in date to suit both you and your tenants, and arrange a photographic inspection before they move in.

And that's it. We hope this guide will help make the process of becoming a landlord as smooth and enjoyable for you as possible.

If you would like to discuss renting out your home, or buying a property to let, simply give our Lettings Manager, Josh, a call on 01524 843322. We're here to answer any questions you may have about the lettings process.