

STAGE ONE

Obtaining your rental valuation

We encourage our letting agents to work towards their HNQ qualifications from our Hunters Training Academy as well as being members of NALS (National Approved Letting Scheme) and ARLA (Association of Residential Letting Agents) reassuring you that your money is in safe hands. A rental valuation on your property will help determine the appropriate rent to charge your future tenants. Hunters letting agents take these specific factors into consideration when valuing your property to let:

- Who will rent out your property? i.e. students, couples, corporates or families
- Will it be furnished, part furnished or unfurnished?
- Current state of repair and any works needed
- Internal decoration – is it presented at its best?
- Proximity to shops, transport links and schools
- Is your property type in demand locally and will this change in the future?

There are several things to consider when choosing an agent to value your home and attract the best possible tenants for you.

At Hunters we take great pride in not only meeting but exceeding our Landlords expectations.

With over 200 branches nationwide, and local expert agents in location. Hunters have a vast amount of knowledge regarding local market trends and what tenants are looking for from rental properties in that area. This helps us market your property effectively and gives you the most accurate valuation.

Legislation information

It is important that you are fully aware of all the applicable rules and regulations which apply to renting out a property; as a Landlord you have huge responsibilities both as a duty of care but also under the law. A property you rent out will become someone's home so it is important that your agent assists you with this minefield.

A trained qualified agent will talk you through the requirements and also explain why and how to meet the regulations. Below is a summary of what you have to consider;

1. Gas Safety
2. EPC
3. Electrical Safety
4. Legionnaires
5. Blind cords
6. Smoke Alarm and CO detectors
7. Fire & Furnishings
8. Right to Rent
9. Deposit registration
10. Access
11. Living overseas