

STAGE FIVE

Legal checks, tenancy agreement & inventory

To make sure your investment is safe, at Hunters we run through legal checks on future tenants making sure the property is within their budget, their Right to Rent status is sound, their employment history is checked, checks on their previous addresses, credit and financial circumstances are secure and that you fully understand their situation.

Once this has been reviewed and you are happy to proceed, the tenancy agreement is drawn up and all responsibilities are outlined and agreed by both parties.

An inventory is also agreed and signed by you (or the Agent on your behalf) and the future tenant.

This is an itemised list of the contents within the property and the condition which it is in before the tenancy starts. A thorough inventory with photos is an absolute must when letting out your property!

Hunters will also talk to you about required safety checks needed. It is important you rent out a safe home and our letting agents can guide you through the **400** regulations and its laws.



Hunters Top Tip: Make sure you check all legal documents thoroughly, especially the inventory, as this can minimise any dispute over the deposit at the end of tenancy.

DID YOU KNOW?

There are over **145 laws** and **400 regulations** that need to be considered.

Hunters' Fully Managed service ensures you and your property are compliant and your investment is in safe hands.