

## STAGE ONE

# *Finding a property*

As a tenant it is vital to choose a Landlord and/or letting agent that you can trust – you will be renting a home from them which is a big and long-term decision. The Hunters network of over 200 branches are trained under The Hunters Training Academy learning programmes which are endorsed by the Association of Residential Letting Agents (ARLA PropertyMark). This means our agents operate under strict standards of professional and ethical practice. The majority of our branches are also voluntary members of NALS (National Approved Letting Scheme) and ARLA which offers further reassurance that you are in good hands.

**How to search for property,** The following factors are worth considering during your property search:

### **Location, location, location- really think about the location you'd like to live in.**

- o Near your preferred school catchment area
- o Local amenities
- o Recreational facilities
- o Transportation – near a train station, bus stop, motorway access
- o Near to your workplace

### **Consider the 'must haves' and your 'desirables'- what do you need and what do you want?**

- o Balcony?
- o Parking?
- o Garden?
- o En-suite?
- o Fast internet speeds?
- o Furnished or unfurnished?
- Ask what IS & ISN'T included – some white goods might be left at the property but ask so you are sure.

### **What is your budget per month? Would or could you pay more for the right property?**

- o Most agents will have an income criteria as part of the referencing
- o £rent pcm x 30 would give you an approximate guide to what your annual salary should be in terms of affordability
- o Where there are, for example, two people sharing, a property which seems out of your original budget it may well be more within your reach

### **How long do you need the accommodation for?**

- o Many Landlords prefer a long-term tenant so ask your Agent what the current intentions are; on the flip side some Landlords prefer shorter agreements, so be sure to ask.
- o Use your agent to negotiate around how long you will live there – taking into consideration your needs as well as those of the Landlord.

### **When would you like to move in?**

- o Properties on the rental market can often be available to view around six to eight weeks before they are ready, so work to this timescale.
- o Start your search as soon you know you need to move, up to 8 weeks prior
- o Most Agents will register you as an applicant and keep you updated on new properties during this time



**Hunters Top Tip:** make allowances for not just your rent each month but also for your energy, water and council tax bills. Plus your normal day to day living expenses.

You can begin your property search with the agent online, over the phone or in our branch but once you've discussed your needs and the agent narrows down a shortlist, the Agent should then arrange a viewing appointment for you.