

## A guide to Renting Property

Choosing to let your property is a big decision that takes careful thought and planning. Using the services of East of Exe will give you peace of mind that you are doing everything necessary to maximise your return, protect your asset and stay within the law.

At East of Exe we have the flexibility to tailor our services directly to your specific needs and, because we specialise in both lettings and sales, we can help you make the best decisions to maximise your property's investment potential.

We have produced a detailed "Guide for landlords to renting your property" which will help you understand all of the items you need to consider when renting a property. Please ask us for a copy or download one from our web site. Below are listed some of the key areas you need to consider but further details are available in the guide.

### Preparing the Property

We have found that a good relationship with Tenants is the key to a smooth-running tenancy. As Property Managers this relationship is our job, but it is important that the Tenants should feel comfortable in their temporary home, and that they are receiving value for their money. It follows therefore that a well presented and maintained property in a good decorative order will go towards this, whilst also achieving a higher rental figure. Tenants are also more inclined to treat such a property with greater respect.

### Financial considerations

#### Taxes

You are responsible for paying tax on your rental income and, if you are living outside of the UK, applying for approval to receive rent with no tax deducted. In the absence of this approval, we must deduct tax at source from your rental income and pay these monies to the Inland Revenue on your behalf. Of course, if the property is not tenanted, then you are responsible for paying the property's council tax and utility bills and must keep your own records for VAT and personal taxation purposes.

### Legal considerations

#### Assured Short Tenancy

Most tenancies will automatically be Assured Short hold Tenancies (ASTs), provided the rent is under £25,000 a year and the property is let to private individuals. Tenancies are usually granted for an initial fixed term of either 6 to 12 months.

When the fixed term has expired the landlord is able to regain possession of the property provided he gives two months written notice to the tenant. In addition, if the tenant owes at least 2 months or 8 weeks rent on the property he can apply through the court to seek a possession order.

Alternatively at the end of the tenancy the agreement will automatically roll over to a periodic tenancy which entitles the tenant to give one months notice, or the landlord two months notice, to depart from the date of the next tenancy payment.

### Health & Safety considerations

As a landlord you have a number of health and safety legal issues to consider and be complied with. Where you have signed our Full Management Agency Agreement, they are also our responsibility. Therefore where we are managing we will need to ensure compliance. Please refer to our full guide for more details.

### Insurance considerations

You should ensure that you are suitably covered for letting under both your buildings and contents insurance. Failure to inform your insurers may invalidate your policies. We can advise on Landlords Legal Protection, Rent Guarantee Cover and Landlords Contents and Buildings Insurance if required, but below we have detailed some background on the different insurance policies available.

East of Exe landlords have access to a specialist insurance broker, who can advise and organise some very competitive insurance cover for your property. Apart from the insurance mentioned above this can include landlord liability insurance and rent guarantee / legal protection insurance which covers landlords if tenants should default on rent.

For more information please visit our website for an in depth guide to letting your home, [www.eastofexe.co.uk](http://www.eastofexe.co.uk).