

Landlord's Guide

Getting started

As soon as you decide you'd like Honey Lettings to let your property, we'll get started. We'll visit the property to take photographs general details of the property, noting the features we'll need to highlight.

Level of Service

We'll tailor our service to your needs but to give you an idea, we can start with a simple tenant introductory service for a fee of 3.6% of the rental value of the property, up to comprehensive property management for 9.6%. We'll help you choose an option to suit you best.

Advertising

Your property will be advertised extensively on the internet, including Rightmove, Prime Location, Zoopla – not forgetting our own website. We also advertise in the local press and regional publications.

Viewings

We'll accompany all the viewings. Because our office hours are really flexible we can make appointments to suit the busiest of applicants.

Selecting a tenant

Ultimately, the decision is yours, but as your chosen letting agent we'll provide you with all the information about the prospective tenants, allowing you to make that choice. A full reference check is undertaken by a specialist referencing agency. This will present us with a credit score. Employment and earnings are verified and if an applicant is self-employed, evidence of earnings are checked. Finally if the applicant is currently renting a home, the landlord or agent is approached to confirm that rent has been paid promptly and that the property has been well cared for.

Legal requirements and legislation

We'll advise you about the legal requirements that you need to comply with when letting your property, including Gas Safety Regulations, Energy Performance Certificate and Furniture & Furnishings Safety Regulations.

Inventory

A professional inventory is proof of the condition of the property at the start of the tenancy and vital in preventing disputes over the return of deposits at the end of the tenancy. When agreed by the tenant it becomes a binding legal document. The inventory report will also include meter readings.

Tenancy Agreement

A Tenancy Agreement will be drawn up, in accordance with legal requirements, at a start date and duration to suit you.

Deposit

Once the Tenancy Agreement is signed, Honey Lettings will take a deposit from the tenant. Usually this will be one and a half times the monthly rental value of the property. The deposit is then held by the Deposit Protection Service (one of the government approved schemes). At the end of the tenancy, the deposit is returned to the tenant less any agreed deductions.

Rental Payments

The first month's rent will be paid by the tenant in advance, and will be cleared before the tenancy starts. If Honey Lettings manage the property, or if we are collecting the rent on your behalf, all rental payments after the initial payment are paid by standing order to Honey Lettings. We'll transfer the rent directly into your bank, less management fees and expenses.

Utilities

The tenant is responsible for the payment of all utility charges such as gas, electricity, water, telephone (if connected), TV licence and council tax. Landlords are responsible for buildings insurance and contents insurance if the property is furnished. We advise landlords to discuss the precise cover required with their insurance company.

Fees

Fee – depending on the level of service you choose, a percentage of up to 9.6% of the rental value
Setup Fee – A one off fee from £210 is payable at the start of the first tenancy, and any subsequent tenancy agreement.

All current landlord fees can be found on www.honeylettings.co.uk, (*Fees, forms and terms and conditions*)

The fees include VAT.