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RESIDENTIAL SALES & LETTING CONSULTANTS



LANDLORDS PROPERTY RENTAL CHECKLIST

1. Before Renting Out Your Property

- ☐ Verify property licensing requirements.
- ☐ Find your existing EPC or obtain a new one (minimum rating E).
- ☐ Conduct gas and electrical safety checks.
- ☐ Install and test smoke and carbon monoxide alarms.
- ☐ Draft a comprehensive tenancy agreement
- ☐ Conduct tenant referencing and Right to Rent checks.
- ☐ Protect the deposit in a government-approved scheme.
- ☐ Ensure the property is clean, safe and habitable.
- ☐ Provide tenants with the “How to Rent guide.
- ☐ Provide tenants with the EICR certificate.
- ☐ Prepare a thorough inventory with photos.

2. During the Tenancy

- ☐ Respond promptly to repair requests
- ☐ Conduct regular property inspections (with tenant approval).
- ☐ Keep records of rent payments and maintenance work
- ☐ Communicate any changes to tenancy terms alearly.

3. End of Tenancy

- ☐ Conduct a move-out inventory and compare it with the initial report.
- ☐ Address deposit disputes through the protection scheme if needed.
- ☐ Ensure the property is ready for the next tenant.



Get a new EPC

Access your
<< FREE HOW TO GUIDE

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