

Landlord's Pre Let Checklist

Find below a checklist to assist you in getting your property ready for rental, please note these must have been carried out prior to us marketing your property.

These following must be done prior to Easthams & Co marketing your property

- Apply for mortgage lenders consent if your property is mortgaged. Evidence of this must be provided prior to marketing.
- Notify your insurance company. Providers may withdraw insurance cover during the term of tenancies if they haven't been notified. Evidence of this must be provided prior to marketing.
- Complete and return Easthams & Co Agency Agreement/Property Information Form. This must be provided prior to marketing.
- Obtain EPC (Energy Performance Certificate) if you do not already have one. This must be done prior to marketing.
- If any white goods or other portable appliances are left at the property they must be PAT tested. Unless you request that these go onto a gift certificate in which case this is not required.
- We also highly recommend having a full electrical safety inspection carried out as you do have a legal obligation and without it you may find your insurance is void in the event of a claim.
- Decide what fixtures / fittings you intend to leave in the property (if any). Do not leave any personal effects or items of financial or sentimental value. The majority of tenants renting houses are looking for unfurnished properties with only carpets, curtains and fitted kitchen items. The reverse is true of apartments where there is greater demand for fully furnished.
- Provide Easthams & Co with a full set of keys including all windows, doors, garages, sheds and outbuildings.
- If any furnishings are to be left in the property, ensure all upholstered / soft furnishings comply with fire safety regulations.
- Décor must be freshly painted and free from marks and stains.
- All windows must have curtains or blinds fitted.
- Ensure bulbs are working and that all light fittings have a shade fitted.
- Ensure that the entire property is cleaned to a professional standard, particularly inside cupboards, ovens, carpets, curtains.
- Ensure all windows and doors are in working order and can be opened and closed with ease.
- Replace any broken glass in windows and doors.
- Ensure that all lawned areas and gardens are tidy and maintained.
- Make sure all bins are present and are completely empty.
- Obtain gas safety certificate if gas equipment in property. A copy of this is required a minimum 72 hours prior to your new tenant taking occupation.
- If there is oil fired central heating in the property have it checked by qualified engineer and provide the relevant certification.
- Ensure there is at least one working smoke alarm on each floor.
- Ensure any rooms with solid fuel fires have a working carbon monoxide alarm.