

Landlord FAQ's

Answers to your most important questions





Landlord FAQ's

What fees am I liable for?

- EPC
- Landlord Gas Safety certificate (Yearly)
- ECIR (Electrical condition installation report if required. Valid for 5 years.)
- Tenant references
- Pre tenancy cleaning
- Inventory fee upon check in
- Any maintenance repairs during the tenancy
- Check out report
- Your chosen letting service

Can I decide whether to accept a tenant or not?

Yes, we forward the prospective tenant references for your consideration. Note that once the tenancy is signed, it is a legally binding agreement.

What notice period do I need to give should I wish to regain possession?

Typically, a two-month notice is standard (subject to the tenancy agreement) and is usually served as a Section 21 notice (as of March 2025).





Should I rent my property furnished or unfurnished?

We recommend renting unfurnished (unless the property is already furnished) to avoid additional costs and complications arising from tenant expectations.

Can I put the rent up during a tenancy?

No, unless a staggered increase is pre-agreed in the tenancy agreement; otherwise, the rent remains fixed for the term.

How can I evict a tenant?

A Section 8 notice is required (as of March 2025) if specific statutory conditions are met.

What is required legally to rent out my property?

- A valid EPC
- A valid landlord Gas Safety certificate
- A valid ECIR
- PAT test if leaving electrical goods in the property
- Appropriate licence (if required)
- Carbon monoxide alarm if a gas boiler is present
- To register the tenants deposit with a registered government scheme



Fees, costs and services

What fees do I pay?

- EPC
(if required)
- Landlord Gas Safety certificate
(Yearly)
- ECIR
(Electrical condition installation report if required. Valid for 5 years.)
- Pre tenancy cleaning fee
- Inventory fee upon check in
- Any maintenance repairs during the tenancy
- Check out report
- Fee for your chosen service
- Comprehensive references checks
- Right to rent checks

What do Sadhana Property pay for?

- Professional photos
- Professional speed video
- Floor plan
- Marketing on Rightmove, Zoopla, On The Market, and Prime Location

What are Sadhana Property fees and services?

- 8% + vat (9.6%) for let only
- 10% + vat (12%) for rent collection
- 12% + vat (14.4%) for full management



Renewal fees

- 5% + vat (6%) for let only
- 7% + vat (8.4%) for rent collection
- 9% + vat (10.8%) for full management



Useful information

Furniture and furnished safety regulations

All soft furnishings supplied must be flamed retardant. The regulations apply to beds, futons, nursery furniture, garden furniture, scatter cushions, seat pad, pillows, and beanbags, looser and stretch covers for furniture. Compliant items will be labelled. Bed bases and mattresses should carry the label "BS 7177" All other soft furnishings should carry a label 2 carelessness causes fire" if these labels are not attached and you cannot provide proof of purchase the items must be removed from the property. The landlord will be liable to ensure all furniture/items within the rented property meet the fire regulations with fire labels.

[Read more](#)

Electrical installation condition report

Must be carried out by a NICEIC approved Electrician.

Portable appliance test (PAT)

Legally, all privately rented properties in England must have smoke

[Read more](#)

Carbon Monoxide detector and smoke Alarms

Carbon monoxide detector and Smoke alarms - as you may be aware this is a legal requirement and if landlords fail to comply serious consequences can arise as well as a fine being imposed. From the 1st October 2015 all private rented sector landlords in England with single tenant-ed properties (e.g. not houses in multiple occupation) are required to install smoke alarms on every floor and have a carbon monoxide alarm in every room where solid fuel appliances are contained. See link for further information.

[Read more](#)

Landlords remain UK Residents for Tax purposes

If you intend to reside abroad, please see guidance Notes/link for Non-resident landlord.

[HMRC Landlords Guidance](#)

[Gov.uk: Paying Tax](#)

[HMRC Non-Resident Landlord \(PDF\)](#)

[Non-Resident Landlords and UK Tax](#)

Landlord gas safety certificate

Must be carried out by a Gas safe engineer



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