

# Steps to rent your property

Your step-by-step journey to a successful let.





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# 1

### Book a Free Valuation

Call or email us to book in a valuation.

During the visit, we'll show evidence of comparable local rentals, discuss market conditions, and agree on a suitable marketing price.

We'll also advise on how to present your property and get it "photo ready."

# 2

### Sign the Contract

We will send you a contract to sign digitally which has no fixed term, thus cancellable at any time.

If required, we will arrange the below on your behalf:

- An EPC (Energy Performance Certificate)
- A Gas Safety Certificate
- An ECIR (Electrical Installation Condition Report)





# 3

## Prepare for Marketing

Once the contract is signed and ID/ownership checks are complete, we'll arrange:

- Professional photography
- A speed tour video
- A floor plan

# 4

## Go Live

Once approved, your listing will be live within 24 hours on:

- Rightmove
- Zoopla
- On The Market
- Prime Location

We'll also share it with prospective tenants on our database.

# 5

## Manage Viewings

We accompany all viewings.

# 6

## Offers

All offers are sent to you via email for your consideration.

# 7

## Complete the Let

When a let is agreed:

- We take a holding deposit
- Begin referencing
- Send a digital tenancy agreement for signing
- Request 1 month's rent + 1 month's deposit
- Register the deposit

# 8

## Move-in Preparation

We'll:

- Arrange professional cleaning
- Arrange an inventory
- Take meter readings
- Hand over keys to tenants
- Inform utility providers of the new occupiers



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