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Letting Your Home

An Essential Guide



At Rogers & Partners we pride ourselves in giving the very best service and advice to our landlord clients BEFORE they embark on letting their home. That way we are able to help you navigate the potential pitfalls and provide the level of hands-on service that our customers have come to expect.

We have therefore produced this leaflet to answer some of your initial questions. We are of course here to answer the rest so don't be afraid to ask.

How Do I Let My Property?

In short, use an agent. Even if you only opt for a Let-Only or Unmanaged let, any respectable agent will take all of the required references up on your behalf and will carry out credit checks. They will also write up a suitable tenancy agreement, set up a payment method and should advise on inventories, utility notification, legal requirements, tax and much, much more. Also bad tenants largely avoid agents and instead use private landlords who don't do checks or may be easier to take advantage of. We have been trading since 1996 and firmly believe that you dramatically reduce the risk of direct or indirect issues within the tenancy if you use the services of a good agent.

What Rent Should I Expect?

A call to our valuations department will get you a fairly accurate rental figure based on current market conditions but a reasonable annual return on equity at the time of writing would be around 5% gross. For example, a house valued at £150,000 in most areas that we serve would attract a rental of around £600.00 Per Calendar Month exclusive of bills. Returns have fluctuated between 3% & 8% approximately according to historical market conditions. Please note that this is not an exact science and the value of your property may vary greatly from this. We will be able to provide a much more accurate valuation when we meet with you at the property.

What Are My Obligations?

You are required to provide a home that is fit & safe for human habitation, with adequate heating & hot water, supply of clean water and adequate drainage and that the electrical and gas installations and appliances are safe for use. During our initial appraisal we will outline all of these items to you and can arrange for the necessary inspections to be carried out. You must also keep adequate insurance on the building suitable for letting purposes, we can provide you with more details or quotes for insurance if required..

If your property is leasehold you should obtain the consent of your head leaseholder or landlord prior to letting. If the property is subject to a mortgage you should obtain consent to let from your lender unless you already hold a commercial or buy-to-let mortgage.

What Are The Tenants Obligations?

Your tenants are responsible for observing the terms of any written tenancy agreement as well as treating the property in a tenant-like manner by notifying repairs as soon as possible and returning the house clean, well run and free from damage. They must also insure their own contents and are responsible for any problems occurring as a result of their actions..

How Quickly Will My Property Be Let?

Although that is a difficult question to answer accurately it would be fair to say that a house that is presented well and priced fairly, in a reasonable location, should let within around 4 weeks to the type of tenant that we would be happy to do business with on your behalf. For our part, through persistent hard work and extensive marketing, we will do our level best always to keep marketing time to an effective minimum.

Once let it is very often possible to obtain sufficient notice to quit from the current tenant to be able to re-let the property before they leave.

What Is The Market Like?

Although rental returns do need to increase to make a better return for landlords, letting property still remains very attractive as demand increases from generation to generation. It seems that home ownership for the masses is becoming less accessible hence the UK Governments drive toward 'shared ownership'. This was seen in the early nineties and following that was a 10 year period where lettings grew to the more recent buy-to-let boom where the market sadly overheated. We are however now back to a stable market where reasonable returns on equity are a reality. As and when capital growth returns to the house market this will add to returns of course making it quite possible to get an overall return on investment easily into double figures (gross).

We are always on hand to give you a fair market analysis to help manage your decisions. Just ask.

What Services Do You Offer?

We offer a Let-Only (Unmanaged) service or our Fully Managed service. Both services are very comprehensive and include all of the necessary aspects to ensure a successful tenancy. You need only decide whether you require our ongoing support throughout the tenancy or not. That is your choice.

What Is The Next Step?

Call us and we will arrange a completely free and without obligation rental assessment of your property at which point we can give you the benefit of our many years experience and advise you of all the necessary steps to take to ensure a smooth let and continued tenancy.

I Want To Buy-To-Let - What Should I Do?

Although we can't advise on mortgages our years of experience can prove invaluable in helping you purchase the right property for letting. We can also locate and negotiate your purchase for you, potentially saving you money by negotiating on your behalf. If you would like to know more about our sourcing and advisory service contact our advisor Andrew Strevens either on 01902 566666 or by email to andystrevens@rogers-partners.com

Talk To Us Before You Let :We Can Help You Let It Right First Time!