



# 10 TOP TIPS FOR LANDLORDS

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**1 Get the right advice:** Make sure you have a basic knowledge of the relevant law and the legal requirements imposed on residential landlords, even if you use a letting agent. After all, it is your property and your investment.

**Learn about your tenants' rights:** Notify your tenants before you plan to enter the property and provide as much notice as possible.

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**3 Get it in writing:** Make sure you have a proper form of tenancy agreement documenting the important facts of your relationship with your tenants. Make sure this is reviewed at end of lease.

**Build a good relationship:** Landlords & tenants both benefit from having a good relationship. Courtesy, reliability and availability will make for a happier tenancy all round

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**5 Provide secure premises:** Assess your property's security and take reasonable steps to protect it. Don't let your tenants and property be easy targets for a criminal

**Handle security deposits properly:** Taking a deposit is important. To make life easier when it comes to returning the deposit it is a good idea to draw up a clear & simple inventory at the outset. Both landlord & tenant should agree and sign two copies. This should help avoid disputes at the end of the tenancy.

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**7 Make repairs:** Stay on top of maintenance & repair needs/requests

**Are you covered?:** From injury to tenants as well as building cover and damage insurance, decent insurance is a must.

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**9 Disclose environmental hazards:** Inform your tenants immediately if you become aware of hazards such as lead or mould. Landlords may be liable for tenants' health problems resulting from exposure to environmental toxins

**Do not set too high a rent:** It is better to have a tenant in the property paying a modest rent than to set a high rent and have the property remain empty.

10