

  
**Churchills**

YORK'S INDEPENDENT LOCAL ESTATE AGENT

# **STEP BY STEP GUIDE TO SUCCESSFULLY LETTING YOUR YORK PROPERTY**



## Step 1 - The Market Appraisal



This is an appointment which should help you outline what you can expect to get in rent from your property. It's important you have an agent out to your property to give you an expert opinion as to what the property is worth on the market. However, just as important is finding an agent who you feel will provide you the best service, find you the most suitable tenants and one you can trust. At Churchills we provide free appraisals and look at what the market is doing and provide comparable evidence to illustrate what your property should be able to achieve on the rental market.

We will also assist you with the legal compliance elements to ensure that your property is legally acceptable to be occupied in today's increasingly scrutinous private rental sector. For more information, please feel free to give the lettings team a call on 01904 622 744.

## Step 2 – Preparing the property for marketing



Once you've decided on which letting agent you wish to appoint to help you let your property, it's really important you prepare your property ready to attract tenants.

Some points to consider are ensuring the property is clean and tidy and any maintenance issues are attended to (as it will be far easier to do before tenants move in). Also do you rent the property as furnished or unfurnished as there are pros and cons to both?

The better the presentation the better the chances are of finding tenants quickly.

## Step 3 – Marketing your property

# Lettings market

York



The expectations from tenants are now higher than ever (and rightly so). They are looking for a good quality home for the next part of their journey in life. As part of the marketing material, it's fundamentally important that the agent you appoint not only takes good quality photos and provides a good write up of the property highlighting its benefits, but floorplans are now essential.

When it comes to advertising your property, this should be done, as standard on Rightmove, Zoopla, On the Market as well as on Facebook and Social Media channels. Lastly it should also be sent to an agent mailing list which is effectively a database of prospective tenants in York.

## Step 4 – Conducting viewings and reviewing applications



**The next step is to show tenants around your home. We provide, as standard, accompanied viewings. The lettings team will point out the benefits of your property and the local area as well as trying to understand if the tenants are suitable for your property.**

**We should then obtain applications from these prospective tenants and will go through them with you and provide our feedback so you are fully informed and can make an informed judgement as to whom to proceed with.**

## Step 5 – Conducting viewings and reviewing applications



**When the preferred application has been accepted we will then collect a holding deposit from the prospective tenants and commence the referencing process which includes assessing the tenants' eligibility to pay the rent and look after your property based on how their track record.**

**Once completed it will be a case of finalising the paperwork, legal compliance, Inventory and agreeing a move in date.**

***If you'd like to know more about our process in renting your home, please feel free to contact the lettings team on 01904 622 744. We're here if you need us!***