



The Estate Agents

Guide to Lettings



The Lettings Process begins by considering what type of Landlord you wish to be?

The Lettings Process

- Do you want a long-term rental agreement, or prefer a new tenant every six months?
- Would you prefer families or individuals?
- Are you looking to rent to professionals?

You need to answer these questions before thinking about letting your house because these will help you choose the level of service you need from Bari & Bari. Regardless of the kind of service you require, Bari & Bari is dedicated to provide you with the best service with our 20+ years of experience.

Furnished or Unfurnished?

Firstly, you need to consider whether to let your property furnished or unfurnished?

Furnished or unfurnished, doesn't matter how you wish to let your property, you need to keep in mind that you have a legal responsibility for the safety standards of anything you provide for tenants' use, including general safety of any electrical or gas appliances provided in the property.

Unfurnished

Most popular properties are the unfurnished ones because they allow tenants to bring their belongings and furniture with them.

It's usual that you provide curtains, carpets, fixtures and fittings, along with some certain domestic appliances such as a cooker. It is also convenient to provide other white goods like a fridge, especially if these things are an integrated part of the existing kitchen.

Furnished

Most people who seek furnished properties are mostly relocating, or perhaps taking a secondary property for work or leisure purposes. It is very important for a furnished property to include everything required for a tenant to move in straightaway, including beds, furniture, kitchen appliances and utensils. Some furnished properties also include bed linen.

Inventory

Regardless of furnished or unfurnished, it is a requirement to prepare a full inventory before occupation of the property. It's a very important document as it details both the property's contents and condition at the start of the tenancy. Bari & Bari can conduct the inventory and provide with a report on behalf of you, if required.



Finding the Right Tenants

What we do?

Bari & Bari will work with you to identify who would be acceptable as a tenant in your property. We understand that your property is a valuable asset and that finding the most appropriate and solvent tenant will be our prime concern.

The process of finding suitable tenants requires two important elements. Firstly, the promotion of your rental property to the marketplace and secondly to thoroughly vet potential tenants, to assess their suitability.

Propoting Your Property

Bari & Bari has an extensive database of prospective tenants, we will contact those interested tenants whose requirements match with the property you're letting, via telephone and email.

Additionally, full colour details of your property will be placed in our window displays and added to the Bari & Bari website. To ensure your property reaches the maximum audience, it will also be added to the most effective and popular property portals; Zoopla, PrimeLocation and OnTheMarket. If required, Bari & Bari can also place a "To Let" board at your property.

Vetting the Prospective Tenants

All prospective tenants will be thoroughly screened by Bari & Bari, prior to any rental agreement being signed.

To maximise the security for you and your property, Bari & Bari uses rigorous referencing procedures and background checks:

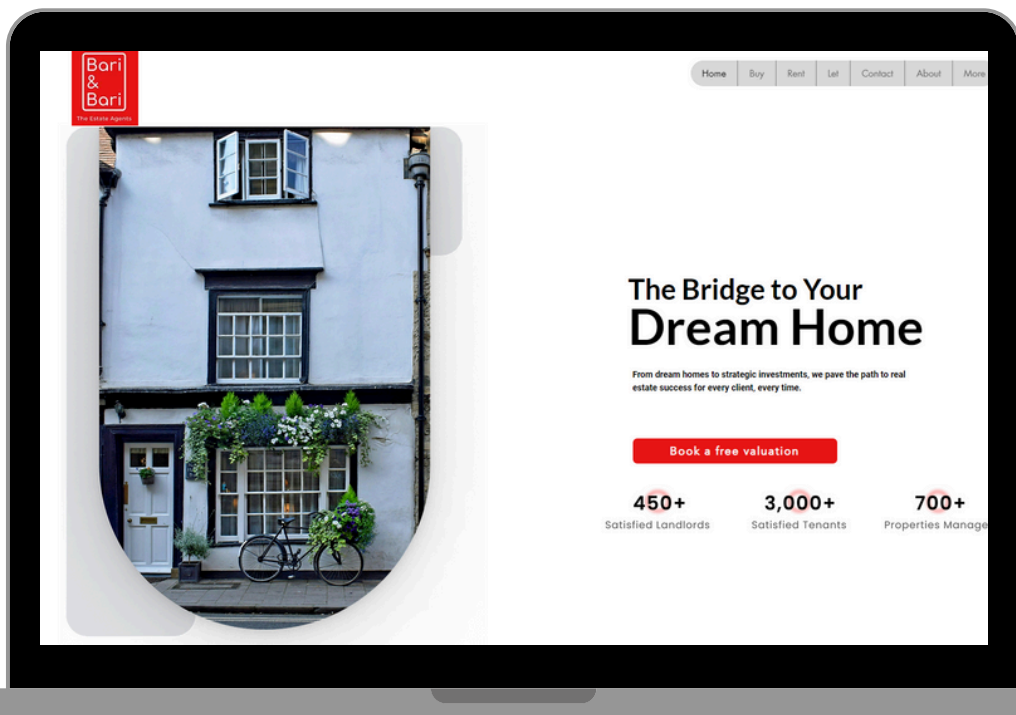
- Employers' references
- Bank references
- Character references
- Current landlord references
- Credit checking



We market your property on these popular platforms:



Also, we list your property on our website.





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Information contained within this document is a guide only. You as the landlord will remain fully responsible for your property. We will, however, do our best to keep you fully informed and help ensure that your tenancy and property remain compliant.

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