



Landlord Guide

Noble Living Estate Agency

**VOTED GOLD MEDAL WINNER IN
THE LATEST BRITISH PROPERTY
AWARDS**

2020-2021

Noble help you succeed!

Welcome to Noble our Award Winning Residential Lettings Department.....

If you're considering letting your property for a variety of reasons, perhaps you are relocating, finding it difficult to sell your home or simply purchasing a property as an investment.

Whatever your reasoning if you have a residential property to let, it makes economic and practical sense to put the letting in the hands of experts.

We understand that letting your property, especially for the first time, can be a worrying and stressful experience. With this in mind, the team at Noble Letting delivers the best possible service, never forgetting that your property is your most important asset. We will at all times seek to find you the best tenant, and indeed give you the confidence that your asset will be in professional and caring hands.



Qualified, Experienced, Property Professionals....

The best advice.....

There are a number of factors to consider with the letting of your property. Our qualified and experienced team aims to provide you with the best advice and can tailor our services to meet your personal needs.

The Property Appraisal

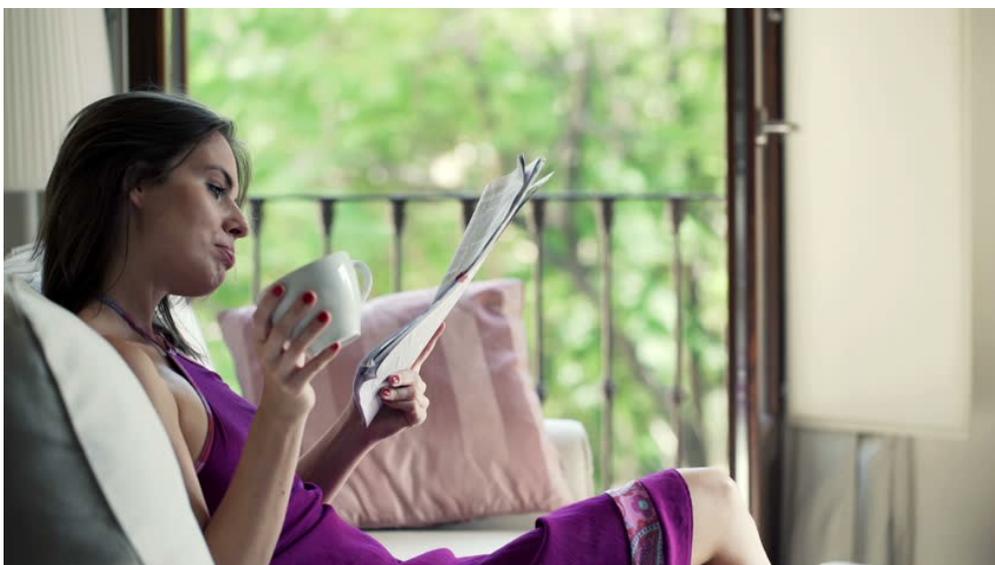
A free, no obligation service where we will meet you at the property and take account of current market conditions to provide advice upon;

- Maximising your rental income

All properties and Landlord situations vary. Our advice will identify actions to allow the maximum rental return to be achieved and minimise the time taken to achieve it.

- Your home presentation

The presentation of your home is vital for it's marketing and will impact upon the rents achievable. Let us guide you through what is best for your property.



Finding the correct tenant....

Property Marketing

The marketing of your property is key to generating interest from potential tenants.

Our marketing initiatives include the provisions of **'to-let boards'**, **extensive Internet coverage**, **social media advertising** and **local media advertising** to ensure the best exposure for your property.

Zoopla

rightmove 

Tenant Referencing

Any experienced letting agent will identify that there is an element of risk involved with letting a property. We seek to reduce the level of risk for you by conducting detailed referencing of tenants prior to occupation.

Landlord insurance products can provide further protection against risk; just ask a team member for more information.

Experienced Staff

Our experienced and professional staff work to ensure that the most is made from initial enquiries and provides an opportunity for us to get to meet the tenant at an early stage. Where possible we will endeavor to match the tenant's requirements with your own to ensure the most suitable relationship between parties can be generated.

What's next.....

Once the tenant has been found and fulfilled reference requirements, we turn our attention to protecting you and the property.

The Tenancy Agreement

A tenancy agreement is a legal document signed by the Landlord (or agent) and tenant that identify the rights and responsibilities of each party in line with the occupation of a property. Noble Lettings will prepare the tenancy agreements for the letting of each property, tailoring it to match your requirements and protect you as a Landlord. Most commonly an Assured Shorthold Tenancy Agreement is used, with a minimum term of six months.

The Inventory

An inventory and condition report details the contents and condition of a property at the start of a tenancy. This is vital for the protection of you, your property and its contents.

As a landlord, it is important to ensure that an up to date and suitably detailed inventory or schedule of condition is provided to the tenants at the commencement of each tenancy. Without a good inventory/schedule of condition, it is difficult to assess and justify any deductions for damage from the tenant's deposit at the end of the tenancy.

The Deposit

The deposit is paid by the tenant to the Landlord / agent prior to taking occupation in the property. The Housing Act 2004, introduced Tenancy Deposit Protection for all deposits paid from 6th April 2007. Noble Lettings currently utilise the Deposit Protection Service (DPS) in line with this legislation.

What's next.....

Collection of Rent

Noble Lettings operate a computerised accounting system that allows payment dates to be readily identified and paid over to you after clearance and charges, along with a detailed statement.

Property Inspections

Property inspections are carried out on a three monthly basis during the tenancy to allow the condition of the property to be monitored.

Property Maintenance

Maintenance issues are the responsibility of the Landlord however our full management package includes maintenance during the tenancy. Noble Lettings are always on hand to deal with maintenance issues, oversee essential repairs and arrange payment of the completed works.

Moving Out

At the end of the tenancy a full check out procedure is required to check the contents and condition of the property, with deductions being made from the deposit in the event of damage being caused to the property. Depending upon your requirements Noble can remarket the property to find another tenant or help to advise upon the sale of the property. Alternatively you may be moving back into the property yourself.

Landlord obligations.....

It is important that a landlord meets their legal responsibilities at all times.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is required for a property to be marketed to let, from 1st October 2008. Noble have qualified Domestic Energy Assessors to produce these certificates, which will remain valid for ten years.

Lender Consent

If the property is mortgaged consent to the letting of your property must be obtained from your lender, to avoid breach of mortgage terms.

Taxation on Lettings Income

As a Landlord you will be required to pay tax, but the exact amount will be dependent upon if you are classified as a UK resident or not.

Compliance with Safety Regulations

The following regulations must be adhered to before the property can be let;

- ⇒ *Gas Safety (Installation and Use) Regulations 1998 (as amended).*
- ⇒ *Landlord and Tenant Act 1985.*
- ⇒ *The Electrical Equipment (Safety) Regulations 1994.*
- ⇒ *The Furniture and Furnishings (Fire) (Safety) Regulations 1988.*
- ⇒ *Consumer Protection Act 1987 and Housing Order 1997 - General Product Safety.*
- ⇒ *Smoke Alarms- recommended that at least one is fitted to each floor of your property.*

Noble Lettings Services

As earlier identified, Noble Lettings are able to tailor our services to ensure that we meet your personal requirements. The following standard services are available;

⇒ Full Property Management

⇒ Rent Collection

⇒ Let Only

Why should you choose Noble?

Established Agent; Noble has been letting and Managing property for 20 years. This experience in conjunction with our drive and determination enables Noble to provide the best advice to Clients.

Regulation; Noble conforms to the highest levels of regulation for the protection of its customers and Clients. We are an PRS Regulated Agent, registered with ARLA and the Property Ombudsman.

Award Winning Service; Noble has been identified as a gold medal winner at the latest british property awards for 2020-2021.

The Best Advertising Coverage for your Property; Nobel utilizes a range of advertising publications, websites and technology to ensure that available properties reach the widest target market. Our property marketing includes, the largest property websites including Rightmove & Zoopla in addition to social media including facebook.

Service Levels Tailored to Meet Your Requirements; our service levels provide a range of options from simply finding a tenant for a Landlord, through to a comprehensive full management service. Each service can also be tailored so that it meets your requirements to ensure we have the perfect service for you. We are there to work for you. To provide our professional guidance, knowledge and expertise tailored to you and your property every step of the way.

Experienced and Qualified Team; Noble Lettings has the luxury of having a fantastic team of qualified and experienced staff.

Offices: We have offices located throughout the North east & the Midlands.

Plus much, much more; tailored advice to maximize the return of your property, accompanied viewings, 24hr emergency maintenance line, tenancy negotiation, tenant referencing, comprehensive tenancy agreements, detailed inventories...**to mention only a few.**

Client Testimonials

100% of people asked agreed that Noble Lettings are **above average or excellent** in relation to

“The trustworthiness of your agent during the property management process”

"These have helped manage my rented property for 12 years . Lovely staff and great company. Always give good advice and make me feel looked after. Thank you"

Nicola Harrison

"Recently I was looking for a property to rent and decided to give Noble a try. As it was my first time renting I wasn't too sure how it all worked, I rang up and spoke to a very polite man on the phone who helped me through the whole process and answered all of my questions! 10/10 service and the communication was on point."

Calvin Edwards

“The speed in which you found our tenant was fantastic, Many Thanks.”

Mr L

"I was impressed with the level of service on the back of my enquiry about one of the properties, the contact between the agent and myself was excellent, nothing was too much trouble, looking forward to moving in on the 31st July"

Courtney

What now?

We hope that this guide has provided some useful information about letting. If we have not visited your property, we would be happy to provide further professional advice for you and your property via a no obligation, free property appraisal. Please do not hesitate in contacting a member of the Noble Lettings team to schedule your appraisal or if you have any questions or queries. **We look forward to hearing from you.**

...Think Noble... for all your Property Needs

