



First time landlord **CHECKLIST**

Things to consider:

- What tenancy length are you looking for?
- If your property is furnished, ensure the items comply with fire regulations.
- How involved do you want to be with your tenant(s)?
- If you have an apartment, do you require consent from the block management company?
- Contact your mortgage company and confirm you have consent to let (if applicable).
- Would you offer Deposit to your tenant(s)?



Before your property goes on the market:

- Carry out necessary repairs or improvements.
- Ensure the Energy Performance Certificate (EPC) is valid, with a minimum rating of an E.
- Set a market-aligned rent with our support by using a detailed comparable report based on local market data.

Before a tenant move in:

- Ensure the Gas Safety Certificate (if applicable) and an Electrical Installation Condition Report (EICR) is valid.
- Check smoke detectors are working and installed on each floor.
- Make sure a working carbon monoxide detector is installed in any room using a solid fuel.
- Ensure that the building and/or landlord insurance is valid, get a new insurance if not.
- Clean the property to a professional standard including carpets - set the standard for your new tenants.
- Consider taking out Rent & Legal Protection
- Gather any warranty details for appliances, boilers or alike.



Get in touch with our team today to explore
how Mack Property can support your
property needs.

✉️ lettings@mackgroup.com

📞 01242 250846

🌐 www.mackgroup.com

📍 13 Bath Road, Cheltenham, GL53 7HG