



Turning houses into homes

THE MUST HAVE GUIDE TO RENTING YOUR HOME

HOW TO MAKE YOUR HOME MEET SAFETY STANDARDS

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How can landlords and investors ensure their rental properties remain profitable and compliant with current laws while avoiding potential legal complications?

To ensure your rental property remains profitable and compliant with current laws, we strongly advise landlords and investors to stay thoroughly informed about relevant legislation and any recent changes. This means actively keeping up with updates in property law, understanding tenant rights, and ensuring your practices adhere to all legal requirements. Regularly consulting with legal professionals and property management experts can provide valuable insights and help navigate complex legal landscapes. Professional advice can prevent costly mistakes and ensure that you are well-prepared to handle any issues that may arise.

Additionally, staying informed about local regulations and market trends can help you make informed decisions about property management, tenant relations, and investment strategies. By taking these proactive steps, you can protect your investments, avoid legal complications, and maintain a successful and profitable property portfolio.

Understanding the Gas Safety (Installation and Use) Regulations 1998 and Subsequent Amendments

As a landlord, it's essential to ensure the safety of the following components in your rental property:

- **Gas Appliances:** All gas appliances provided in the property must be safe to use and regularly maintained by a Gas Safe registered engineer. This includes boilers, stoves, heaters, and any other gas-powered devices.
- **Pipework Leading to the Appliances:** The gas pipes that deliver fuel to your appliances must be in good condition and free from leaks. Regular inspections and maintenance are necessary to ensure their integrity.
- **Flues from the Appliances:** Flues and chimneys must be clear and properly functioning to allow the safe expulsion of gases produced by the appliances. Blockages or damage can lead to dangerous situations, including carbon monoxide poisoning.



Ensuring Comprehensive Gas Safety

To maintain a safe living environment and comply with legal requirements, landlords must conduct the following mandatory checks:

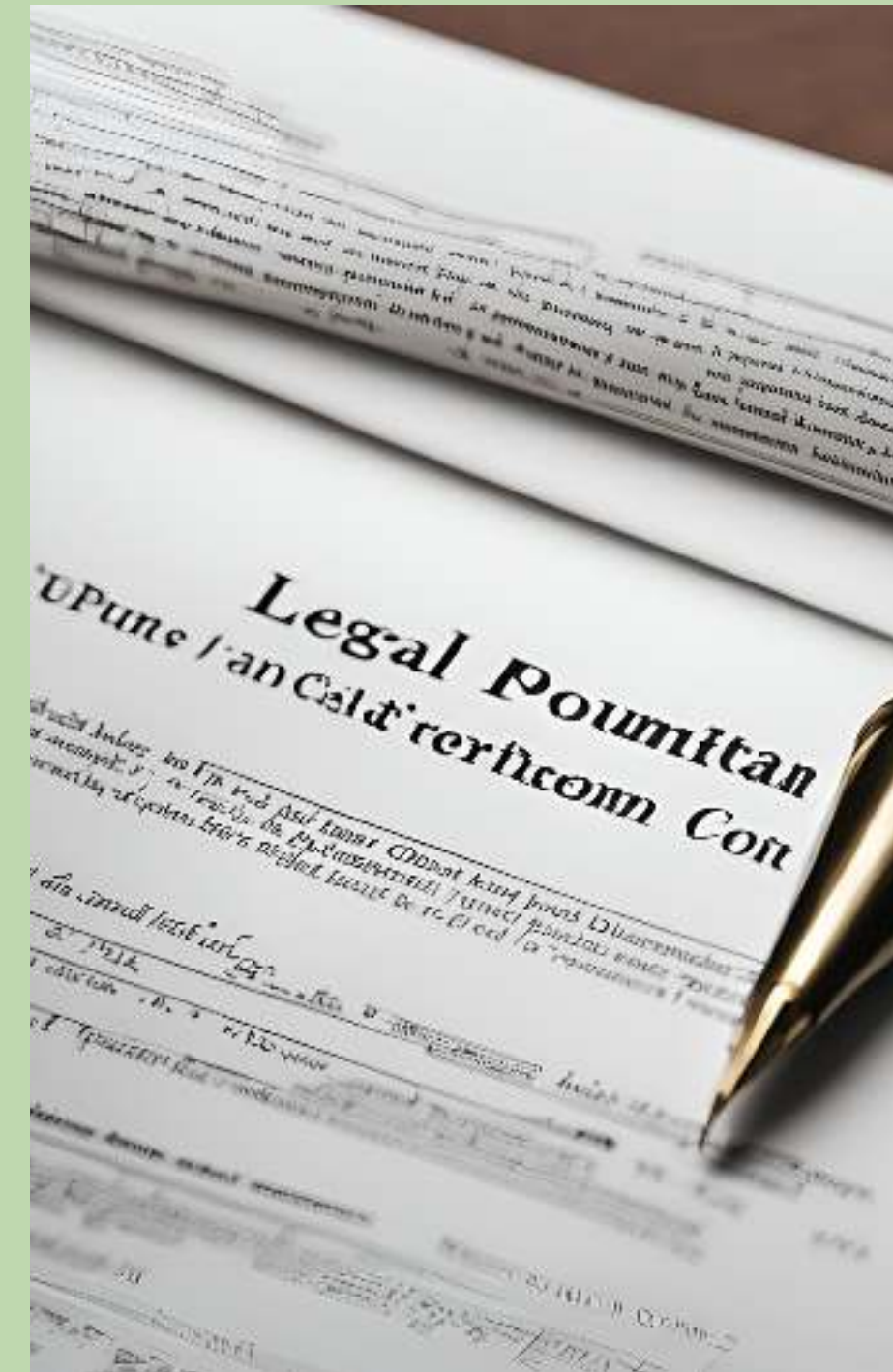
- **Annual Safety Check:** A yearly inspection must be carried out to ensure that all gas systems and appliances are safe and meet current safety standards. This involves a thorough examination by a Gas Safe registered engineer to detect and rectify any potential issues.
- **Gas Meter Check:** It's crucial to inspect the gas meter annually to ensure there are no gas leaks. This check helps prevent dangerous situations and ensures the accuracy of gas billing for tenants.



What are the legal consequences of failing to comply with regulations, and how severe can the penalties be in cases where a tenant or occupant is harmed or dies as a result of non-compliance?

Complying with regulations is not just a procedural necessity; it is a legal obligation. Failure to adhere to these regulations constitutes a criminal offence, carrying significant repercussions. The penalties for non-compliance are severe and can include an unlimited fine and/or imprisonment. This underscores the importance of strict adherence to regulatory requirements, as the consequences of neglect can be dire.

Moreover, the gravity of non-compliance escalates dramatically in the unfortunate event that a tenant or occupant suffers harm or death as a result of regulatory breaches. In such cases, the responsible parties may face even more serious charges, reflecting the severity of the situation. The law takes such matters very seriously, aiming to ensure the highest standards of safety and accountability. Therefore, it is crucial for all involved parties to diligently comply with all relevant regulations to avoid these severe legal and moral consequences.



Requirements

Private sector landlords have a legal obligation to install at least one smoke alarm on each story of their premises and a carbon monoxide alarm in any room containing a solid fuel-burning appliance. This regulation ensures the safety and well-being of tenants by addressing potential fire and carbon monoxide hazards.

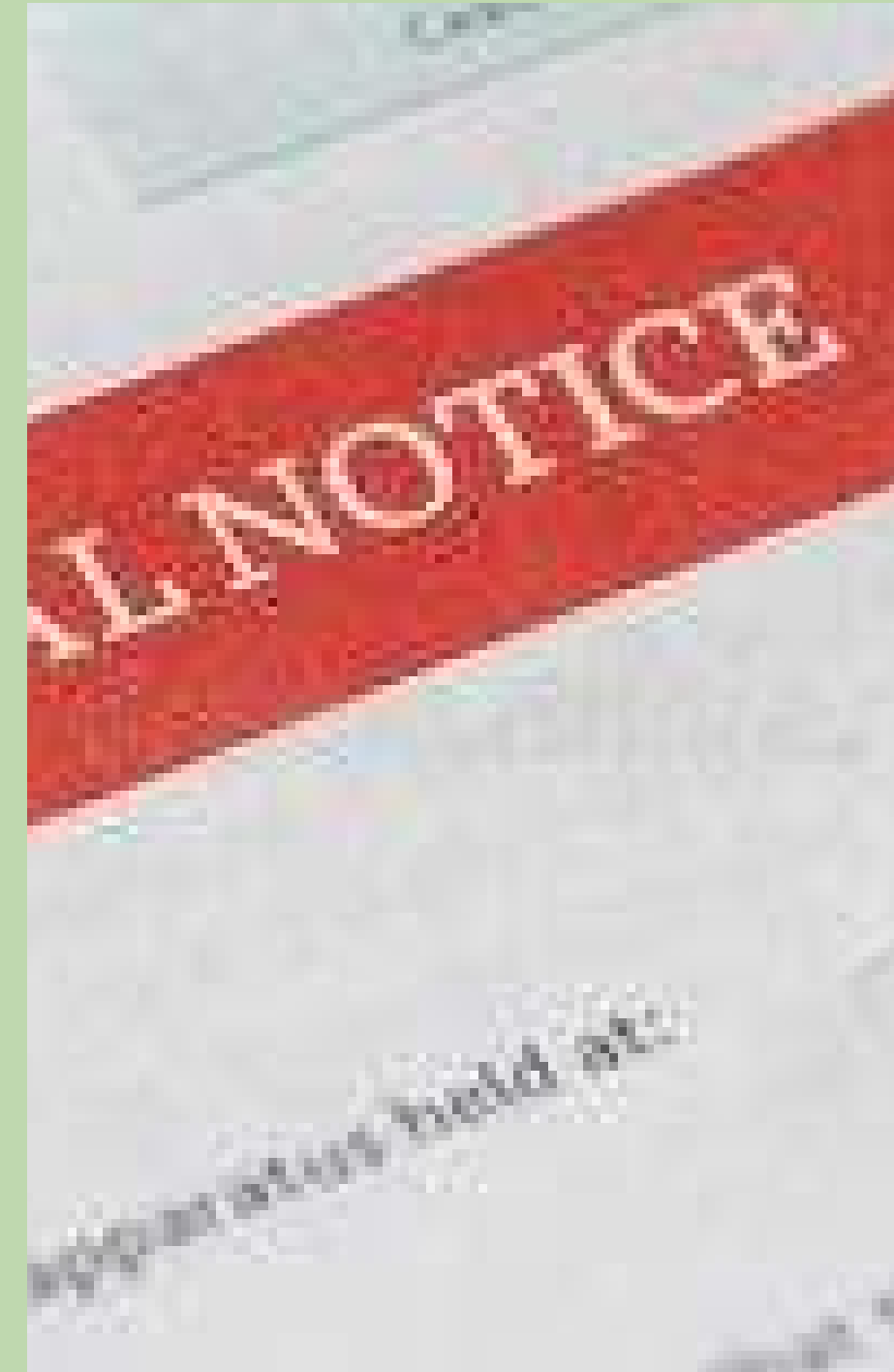
If battery-operated smoke alarms are installed, landlords must ensure these alarms are in working order at the start of each tenancy. Once the tenancy begins, it is the tenant's responsibility to test the alarms periodically and replace the batteries as needed to maintain functionality.

Although the regulations specifically mandate carbon monoxide alarms for solid fuel appliances, it is highly recommended as a best practice to also install carbon monoxide alarms in areas where gas appliances are present. This proactive approach further enhances tenant safety and provides additional peace of mind for both landlords and tenants.



Penalties

If a landlord fails to install the required smoke and carbon monoxide alarms, the local authority has the power to impose a substantial fine. Landlords who do not comply with these safety regulations can face fines of up to £5,000. This significant penalty underscores the importance of adhering to the regulations, ensuring tenant safety, and avoiding costly consequences. Landlords must take their responsibilities seriously to protect their tenants and stay within the law.



The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

Regulations

In 2020, new regulations were introduced in England, which came into force on July 1, 2020. These updated regulations established enhanced standards for electrical safety and imposed new legal requirements regarding the service of documents to relevant parties.

It is the landlord's responsibility to ensure compliance with these regulations, which include maintaining the safety of all electrical installations and appliances left at the property. Landlords must conduct regular inspections and tests to verify that all electrical equipment is safe for tenant use, addressing any issues promptly to meet the required safety standards. These regulations emphasize the importance of proactive maintenance and clear communication with tenants and other stakeholders, ensuring that safety information and documentation are properly managed and provided as required by law. Adhering to these new standards is crucial for protecting tenants' well-being and avoiding potential legal repercussions.



Requirements

Landlords are obligated to arrange for every fixed electrical installation in their properties to be inspected and tested at least once every five years by a qualified professional. Following these inspections, landlords must obtain a detailed report of the inspection and test results. Within 28 days of receiving this report, they must provide a copy to each tenant residing in the property.

Furthermore, landlords are required to retain a copy of this inspection report until the next inspection is due. These regulations are designed to ensure the ongoing safety of electrical installations within rental properties, providing tenants with documented evidence of the property's electrical safety compliance. Compliance with these requirements is essential for landlords to fulfill their legal obligations and maintain the safety and well-being of their tenants.



- Landlords must provide the inspection report to the local housing authority within 7 days upon request. This ensures prompt verification of compliance with electrical safety standards. It demonstrates landlords' commitment to tenant safety and adherence to legal obligations.
- Private landlords must provide a copy of the latest electrical inspection report to any new tenant before they move in. If requested by a prospective tenant, landlords must supply the report within 28 days. These steps ensure transparency and compliance with safety standards in rental properties.
- The regulations empower local housing authorities to enforce compliance and take corrective action when necessary. This ensures that landlords adhere to safety standards and maintain the well-being of tenants.

Penalties

Proven breaches of the Regulations can lead to the local housing authority imposing fines of up to £30,000. This serves as a deterrent and underscores the seriousness of maintaining compliance with safety standards in rental properties.



How should landlords ensure the safety of electrical appliances provided to tenants, given that PAT testing is not legally required?

While the regulations don't specifically cover electrical appliances provided by landlords as part of a tenancy, landlords are legally obligated to ensure these appliances are maintained in a safe condition to prevent harm to tenants. Neglecting this responsibility could potentially lead to legal action against the landlord for negligence.

Although Portable Appliance Testing (PAT) is considered best practice for landlords to ensure the safety of electrical appliances, it is important to note that PAT testing is not a legal requirement. However, conducting regular safety checks and maintenance on appliances is strongly recommended to mitigate risks and uphold tenant safety standards.



EPC (Energy Performance Certificate) & MEES (Minimum Energy Efficiency Standards)

Landlords renting out properties in England and Wales have been required to provide a valid Energy Performance Certificate (EPC) to potential tenants since October 1, 2008. This certificate must be available as soon as the property is advertised for rent. Importantly, landlords do not need to obtain a new EPC for each new tenancy; a single certificate remains valid for up to ten years, regardless of the number of tenancies within that period.

Under the Minimum Energy Efficiency Standards (MEES) regulations introduced in 2015, landlords must ensure that their rented properties achieve a minimum EPC rating of E by April 1, 2020. This requirement applies to both domestic and non-domestic properties in England and Wales. Certain exceptions may apply, such as properties designated as listed buildings, where compliance with MEES may not be mandatory due to preservation considerations.



Penalties

Renting out a property in breach of the MEES Regulations for a period of fewer than three months incurs a penalty equivalent to 10% of the property's rateable value, with fines ranging from a minimum of £5,000 to a maximum of £50,000. If the breach extends beyond three months, the penalty increases to 20% of the rateable value, with fines escalating to a minimum of £10,000 and a maximum of £150,000. These stringent penalties underscore the importance of compliance with energy efficiency standards.



The Fire and Furnishings (Fire) (Safety) (Amendment) Regulations 1988 & Subsequent Amendments

Regulations

Introduced in 1988, these regulations aim to protect furnished goods against fire hazards. It is the landlord's responsibility to ensure that all furniture left in the property complies with these safety standards, thereby safeguarding tenants and reducing fire risks.

When dealing with the regulations surrounding upholstered items, it's essential to ensure compliance with safety and quality standards. These regulations typically cover a variety of items if they contain upholstery, including:

- **Beds, Headboards, Mattresses, and Bed Bases:** These items must meet fire safety standards and other relevant regulations to ensure they are safe for use in homes.
- **Sofa Beds and Futons:** As multi-functional furniture, these pieces need to adhere to both sofa and bedding regulations.



- **Sofas, Armchairs, and Foot Stalls:** These commonly used items in living spaces must be checked for fire resistance and material safety.
- **Nursery Furniture:** Items used in nurseries, such as padded cribs or rocking chairs, need to be particularly safe due to their use with infants.
- **Garden Furniture Suitable for Indoor Use:** While deckchairs and parasols are not typically covered, any garden furniture that can be used indoors must meet the same standards as indoor furniture.
- **Scatter Cushions and Seat Pads:** These accessories, often overlooked, must also comply with upholstery regulations.
- **Pillows:** Given their direct contact with users, pillows must be safe and non-toxic.
- **Padded Seats:** Any seating with padding, whether part of a larger furniture piece or standalone, falls under these regulations.
- **Loose and Stretch Furniture Covers:** These covers, which can be used to refresh or protect existing furniture, must be made of compliant materials.

Ensuring that all these items meet the necessary safety and regulatory standards is crucial for maintaining customer trust and product integrity.

The following items are not subject to the same upholstery regulations:

- **Bed Covers, Including Mattress Protectors and Duvets:** These items, despite being in close contact with users, are not covered by the upholstery regulations.
- **Curtains:** While essential for home decor and privacy, curtains are not subject to the same stringent standards as upholstered furniture.
- **Carpets:** These floor coverings, though they play a significant role in home aesthetics and comfort, fall outside the scope of these regulations.
- **Furniture Made Before 1950 (As Long As It Has Not Been Re-Upholstered):** Antique furniture pieces from before 1950 are exempt unless they have been re-upholstered, in which case they must meet current safety standards.

Understanding these exclusions is vital for ensuring compliance and for informing customers about the safety and regulatory aspects of their home furnishings.

Standards

Under the regulations, upholstered furniture must adhere to specific fire safety standards to ensure consumer safety. These requirements include:

- **Fire Resistant Filling:** The filling materials used in upholstered furniture must be fire resistant to reduce the risk of fire spreading quickly.
- **'Match Resistance' Test:** Upholstered furniture must pass a test to ensure that the materials are resistant to ignition from a match flame. In some cases, if the cover materials are not inherently fire-resistant, a fitted 'fire resistant' liner must be used to meet this standard.

- 'Cigarette Resistance' Test: The entire piece of furniture should be able to pass a test that ensures it is resistant to ignition from a smoldering cigarette.

Adhering to these regulations is crucial for manufacturers and retailers to guarantee the safety and compliance of their upholstered furniture products.

These tests ensure that if a lit cigarette or match comes into contact with the furniture, it will not ignite and burst into flames. This significantly reduces the risk of fire-related accidents in homes. Additionally, all new upholstered furniture must pass these fire resistance tests before they can be sold, guaranteeing that they meet the necessary safety standards. This helps protect consumers and ensures that manufacturers adhere to stringent safety requirements.

Penalties

Failure to comply with these regulations is a criminal offense and can result in severe penalties. Offenders may face a fine of up to £5,000 and/or a prison sentence of up to six months. The Trading Standards office is responsible for ensuring that these regulations are adhered to, conducting inspections, and taking enforcement actions against non-compliant businesses. This rigorous enforcement helps maintain high safety standards and protects consumers from potential hazards associated with non-compliant upholstered furniture.

A guide to the questions landlords should ask prospective tenants

A landlord's worst nightmare is dealing with tenants from hell —those who neglect property maintenance, fail to pay rent on time, or cause disturbances with their loud and disorderly behavior.

Unfortunately, such tenants do exist. However, if you are looking to rent out your property, there is a systematic approach you can take to increase your chances of avoiding them and finding reliable, long-term tenants. This guide will teach you how to ask the right questions to identify red flags and locate ideal tenants.

By following these strategies, you'll be better equipped to screen potential renters and ensure your property is in good hands.



What is the reason you are moving?

This is a terrific way to start a conversation with a potential tenant and can reveal a lot about them, so pay close attention to their response.

Look for Valid Reasons:

- **Change of Job:** A new job location or a promotion can indicate stability and upward mobility.
- **Need for Additional Space:** Growing families or the need for a home office are reasonable and positive reasons for moving.

Be Wary of Red Flags:

- **Eviction:** A history of eviction may indicate past issues with payment or behavior.
- **Conflicts with Landlords or Neighbors:** Frequent disputes can suggest problematic behavior that might continue in your property.

First-Time Renters: If a prospective tenant has never rented before, you'll need to decide whether to proceed. Remember, everyone needs to start somewhere. Consider their overall profile, including employment stability and references from other sources, such as employers or character references.

By asking the right questions and paying attention to the details, you can better assess whether a tenant will be a good fit for your property.



What is your income?

While discussing income might feel uncomfortable in casual conversation, it is essential when renting a property. Ensuring the tenant can afford the rent is crucial for a successful landlord-tenant relationship.

Affirm Financial Stability:

- **Proof of Income:** Ask for recent pay stubs, bank statements, or tax returns to verify they can afford the rent and other living expenses.
- **References:** A proper reference check can confirm the details provided and offer additional assurance of their financial stability.

Employment Status:

- **Permanent Employment:** Ideally, you want a tenant with a stable and long-term career.
- **Contract or Probation:** Understand if they are on a contract or probation period. While permanent employment is desirable, many organizations now operate with renewable contracts. This shouldn't be a deal-breaker, but ensure the tenant's income is consistent and reliable.

By carefully reviewing a prospective tenant's income and employment status, you can better assess their ability to maintain regular rent payments and avoid potential financial issues down the line.



Can you provide a month's rent and a deposit in advance?

This is a crucial question to ensure the tenant has the financial readiness to move in. If you have any doubts about their ability to pay the upfront costs, it is likely that similar issues could arise with future rent payments. Be cautious and consider the following points:

Financial Preparedness:

- **Immediate Payment:** Ensure the tenant can provide the first month's rent and the security deposit before the move-in date. This is a strong indicator of their financial reliability.

Assistance Options:

- **Budgeting Loan:** If tenants struggle with upfront costs, they may qualify for a budgeting loan from their local Jobcentre Plus.
- **Local Municipality Support:** Some local councils offer assistance for initial rental costs.

Protecting the Deposit:

- **Tenancy Deposit Protection (TDP):** Use a TDP scheme to safeguard the deposit. This ensures the tenant's deposit is protected by law and provides a fair process for handling any disputes at the end of the tenancy.
- By verifying the tenant's ability to pay upfront costs and using a TDP scheme, you can better protect your interests and ensure a smooth start to the tenancy.



What is your preferred rental period?

Typically, leases start with a six- or twelve-month term.

- **Standard Lease Terms:** Six or twelve months provide a good balance of flexibility and stability.
- **Shorter Leases:** Be cautious if a tenant asks for less than six months, as this may indicate instability.

Longer leases reduce tenant turnover and ensure consistent rental income. Make sure your expectations align to avoid frequent re-renting.



Do you have references?

It's essential to back up any interactions with a prospective tenant by asking for references.

- Importance of References: References from previous landlords or employers can provide valuable insights into the tenant's reliability and behavior.
- Non-Compliance: If a prospective tenant refuses to provide references or undergo checks, it's a clear red flag. You should immediately eliminate them from your pool of potential tenants.

Always verify references to ensure you're making a well-informed decision about your new tenant.



You'll need the following:

- **Work Reference:** Employer references verify a tenant's income and work stability. This ensures they have a reliable source of income to consistently pay rent. Always check these references to confirm their employment status.
- **Landlord Reference:** Previous landlord references are essential since the current landlord may not be fully honest. To avoid forgery, gather and verify this information independently for accurate insights into the tenant's history.
- **Utility Bills:** Utility bills are a good way to double-check a tenant's previous address. This verification helps ensure the accuracy of the information provided by the tenant.
- **Credit Check:** Running a credit check provides insights into the tenant's financial history with their consent. It helps assess their ability to meet financial obligations, including past bill payment issues.
- **Bank Statement:** A tenant's bank statement confirms their ability to pay rent, especially when setting up a standing order. While it can serve as proof of address, it's preferable as a separate document for clarity and verification purposes.
- **Identification (ID):** A copy of a valid passport or driver's license is required for verification purposes. This ensures the tenant's identity is confirmed reliably.
- **National Insurance Number:** You may also request proof from a tenant to confirm they have the right to stay in the UK and the right to rent. This ensures compliance with legal requirements regarding residency and rental eligibility.

Rental Guarantor

Having a rental guarantor is a good safety net if you have concerns about a tenant's ability to meet rental payments.

- Backup Plan: In case of rental payment issues, a guarantor provides financial security.
- Protection: Ensures you are not left out of pocket if problems arise with rent payments.

Having a guarantor adds an extra layer of assurance and financial protection for landlords.

How would you describe your lifestyle?

This question goes beyond just asking about partying habits. It's important to inquire about factors like work hours and hobbies, such as playing musical instruments. These aspects can significantly impact how suitable a tenant is for your property and its environment. Understanding their lifestyle helps ensure a good fit and harmonious living conditions for all parties involved.



Are you a pet owner? Are you a smoker?

While these questions may seem straightforward, they are often overlooked.

- **Policy Considerations:** A 'yes' to owning pets or smoking may disqualify a tenant if you have strict policies against these.
- **Pet Policy:** If you accept pets, inquire about the type of animal and their plans for pet care to ensure property preservation.

Understanding these aspects helps maintain property standards and aligns with your rental policies.

Have you ever been evicted?

It's important to ask this question, even if the potential tenant isn't forthcoming with the truth.

- **Open Communication:** Directly asking allows the tenant to explain any past issues, such as financial difficulties or unique circumstances.
- **Understanding Context:** An eviction may have been a one-time occurrence due to temporary challenges.

This inquiry helps clarify any potential concerns and fosters open dialogue between landlord and tenant.



"What landlords can do to distinguish their properties from the rest!"

Whether you're renting out a house or an apartment, it's imperative to provide your tenants not only with a safe and comfortable living space but also a distinct advantage over the myriad of other properties they are likely considering. This comprehensive guide aims to walk you through the essential aspects of your rental property that can be enhanced or meticulously maintained to ensure it stands out in the competitive rental market.



What's inside your property?

Is the glazing on the windows single, double, or triple?

- Double-glazed windows are widely regarded as essential in today's competitive rental market, offering improved insulation and noise reduction compared to single-glazed alternatives.

Are there locks on the windows, especially those on the ground floor?

- Ensuring all windows are equipped with secure locks, especially on the ground level, is crucial for enhancing tenant safety and peace of mind.

Are your window frames structurally sound and well-maintained in terms of paint?

- Keeping them freshly painted not only enhances their appearance but also prolongs their lifespan. A new coat of paint can make a significant difference in the overall appeal of your property!

Is there adequate storage space available?

- Consider the possibility of adding additional built-in cabinets or shelving to maximize storage capacity. This enhancement can greatly improve the practicality and appeal of the property for potential tenants.

Are the boiler and all radiators in good working order, and have they been serviced recently?

- Ensuring regular maintenance not only extends their lifespan but also guarantees efficient heating throughout the property.

Are the house's wirings up to code, with all wires hidden? Do the light switches provide adequate protection for the wall sockets, and are all plug outlets fully functional? Additionally, are there any stray phone or internet wires visible?

- These issues can detract from the appearance of safety and maintenance in a home, making it look neglected and potentially unsafe. Addressing these concerns ensures not just aesthetic appeal but also enhances the overall safety and functionality of the property.

Are carbon monoxide detectors present as required by law? Are smoke alarms installed on each floor of the home, also mandated by law?

- It's crucial to ensure they've been recently tested to guarantee they're in proper working condition, prioritizing the safety and well-being of tenants.

Are there provisions for privacy at windows facing the road, such as shades, curtain rails, or strategically planted shrubbery?

- Maintaining privacy in these areas not only enhances comfort for tenants but also adds a layer of security and aesthetic appeal to the property.

Have you dealt with any past bug infestations or mold issues that have been properly treated?

- Ensuring these issues are effectively addressed not only maintains the health and comfort of tenants but also prevents recurring problems that can impact the property's reputation and livability.

Bathroom

Inspect for any signs of mold and promptly treat affected areas if necessary. Addressing mold not only safeguards the health of tenants but also preserves the integrity and cleanliness of the property.

Do all drains function properly, and does the toilet flush smoothly without running?

- Addressing small issues like these can make a substantial difference in maintaining the overall functionality and comfort of the property.

Are the seals around the sink, toilet, and shower intact and free from discoloration?

- Ensuring these seals are in good condition not only enhances the appearance of your bathroom but also prevents potential water damage and maintains cleanliness. It's a simple yet effective way to refresh and maintain your bathroom's hygiene and appeal!

Ensure there are no leaks and that all taps can be easily opened and closed properly. Is the water pressure in the faucets sufficient for everyday use?

- Addressing these details ensures convenience and comfort for tenants, making their daily routines smoother and more enjoyable.



Kitchen

Are all the appliances and equipment provided functioning properly?

- Ensuring everything operates smoothly enhances tenant satisfaction and reduces the need for frequent repairs or replacements, maintaining the overall efficiency and appeal of the property.

Are there an ample supply of cutlery and crockery, and are all pots and pans in good working condition, free from rust and residue?

- It's important to ensure all essential kitchen items are provided and well-maintained, offering convenience and comfort to tenants during their stay.

Are there enough kitchen cabinets and work surfaces available?

- Considering the addition of a kitchen island could potentially enhance both the functionality and aesthetic appeal of the space.

Is the furniture in good condition, stable, and sturdy?

- Ensuring the quality and durability of furnishings not only enhances the comfort of tenants but also reflects positively on the overall quality of the property.



Here are a few more key details we check to ensure your property stands out from the rest!

What's the condition of the mattress?

- Consider whether it's time to invest in a new one or if a professional cleaning would suffice to maintain its comfort and hygiene.

Is there a reliable signal and sufficient Wi-Fi bandwidth at your location?

- Ensuring strong connectivity is essential for modern living, supporting the needs of tenants who rely on consistent internet access for work, entertainment, and communication.

Have all appliances undergone safety inspections?

- Ensuring regular checks not only guarantees tenant safety but also extends the lifespan and efficiency of the appliances, contributing to a well-maintained and reliable rental property.

Is your home secure and safe? Are you using robust, high-quality locks with keys that operate smoothly without sticking or needing to be jiggled?

- Consider installing an alarm system for added security. If feasible, providing off-street parking can further enhance the safety and convenience for tenants, making your property a more attractive choice in the rental market.



Here's how to make tenants feel more at home with our guide:

It's crucial for tenants to feel at home, even if they don't own the space. However, rental agreements can sometimes feel restrictive, making tenants feel like they're living in someone else's house. When tenants feel comfortable and connected to their living space, they're more likely to stay long-term. To empower tenants to create beautiful spaces without permanent changes, there are numerous options available. Consider allowing them to use removable wallpaper or decals to personalize walls. Encourage the use of furniture and decor that can be easily rearranged or removed. Providing flexible storage solutions like freestanding shelves or modular units can also help tenants customize their space to suit their needs and preferences.

By fostering a sense of ownership and personalization within the boundaries of the rental agreement, you can enhance tenant satisfaction and create a space that feels like home.



Would you consider allowing tenants to do Walls - Hanging Artwork

Adding artwork and pictures can truly personalize a space and make it feel like home. To help tenants infuse their personality into the rooms, consider allowing them to add hooks to the walls. You might want to include in your rental agreement that any additional hooks must be removed and the wall repaired upon move-out.

If allowing hooks is not feasible, you could suggest using command hooks that don't leave marks when removed. Alternatively, recommend using a pegboard or corkboard where tenants can pin up important visual elements without damaging the walls. This flexibility can enhance tenant satisfaction by allowing them to personalize their space while maintaining the integrity of the property.



Storage

Consider offering tenants the option to temporarily store or replace furniture in their rental unit. This flexibility allows them to personalize their living space, whether by removing a piece they dislike or making room for something more useful or aesthetically pleasing. By empowering tenants in this way, you foster a sense of ownership and ensure that the space meets their practical, aesthetic, and emotional needs. This approach can significantly enhance tenant satisfaction and comfort in their home.



Pets

Consider allowing your tenants the option to have pets, with the agreement covering pet ownership and requiring pet insurance. Having a pet can significantly enhance a tenant's sense of home and comfort, as well as potentially increasing their length of stay. Research shows that tenants with pets tend to stay longer in their rental homes. Moreover, considering that over half of Britain's population owns pets, accommodating pets could be a significant factor for potential tenants when choosing a place to live. This accommodation not only meets their practical needs but also recognizes the emotional value of having a beloved companion in their living space. It could ultimately attract more tenants and foster a positive long-term rental relationship.



Bills Included

When you own a property, consider offering an all-inclusive fee for your tenants. This approach can have a powerful psychological impact: while tenants may not necessarily save money overall, they perceive the convenience of having fewer separate bills to manage. This simplicity can make them feel more at home and comfortable in your property.

By bundling utilities, services, and possibly even amenities into a single, predictable monthly fee, you not only streamline the financial aspect for tenants but also enhance their overall experience of renting from you. This perceived value can be a significant selling point, attracting tenants who prioritize ease and simplicity in their rental arrangements. It fosters a sense of security and comfort, knowing that their living expenses are consolidated and predictable each month.



THANK YOU

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Feel free to reach out to us today to learn more about how we can assist you! Whether you have questions, need advice, or are ready to take the next steps, we're here to help in any way we can. We are dedicated to providing personalized solutions tailored to your needs. Don't hesitate to contact us—we look forward to hearing from you soon!

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