

Some considerations in choosing a Letting Agent are:

- Work out your target tenant market
- Decide which service you want: tenant find / let only / full management
- Look for letting agents who advertise to your target market and offer the service you want
- Only choose letting agents who are members of NALS and/or ARLA
- Ask the agent to write down ALL of their charges over 12 months, including re-letting the property
- Ensure you have costs for all services, e.g. energy performance certificate, gas safety, periodic checks
- Ask which tenancy deposit scheme they use or recommend
- Compare the level of service each agent will offer, e.g. out of hours contact, number of specially-trained staffed, whether they 'on-charge' for maintenance, periodic checks
- Compare the charges of each agent
- Check the terms of business with a legal lettings specialist
- If under full management, check within the first month that the tenant is being looked after by the agent
- Check any charges and statements the letting agent sends and takes from your account



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