homeprotect

First Time Landlord To Do Checklist

| Requirement | Check |
|---|-------|
| Do you have permission from your mortgage company to lease the property? | |
| Is the house and the garden in good condition? | |
| Are any necessary repair works scheduled before the tenants move in? | |
| Are you renting the property furnished or unfurnished? | |
| If furnished, does the furniture have the correct legal fire safety regulations labels? | |
| Do all the utilities and electrical appliances work? | |
| Do you have a gas safety certificate? | |
| Do you have a valid Energy Performance Certificate? | |
| Have you installed and tested smoke alarms on every floor of the property? | |
| Have you installed a carbon monoxide alarm? | |
| Has the rental value been agreed? | |
| Has the deposit been agreed and placed into an approved tenancy deposit scheme? | |
| Have you laid out responsibilities in the contract, including payment of bills and council tax? | |
| Has the tenant's right to rent in the UK been confirmed? | |
| Does your rental property require an HMO licence? | |
| Have you created an inventory of the property with photo evidence? | |
| Are you liaising with tenants directly or through a lettings agency? | |
| Have you secured landlords insurance? | |