

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?	