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is where your home is

The haart guide to lettings agents

With so many lettings agents in the marketplace, knowing which one to use can sometimes be difficult. To help in your search, haart has produced a guide to lettings agents

www.haart.co.uk

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- Before you do anything make sure any letting agent you use is a member of the Association for Residential Letting Agencies and subscribes to their code of practice like haart.
 - Make sure that properties available to rent are listed on an easy-to-use website and regularly updated. You can then quickly see if the property is worth viewing before agreeing to give up any of your time.
 - If you want a property quickly then leave your details and requirements with all the local agents.
 - If an agent has nothing available immediately, they will usually put your details on file and assume that you've found a place after 1-2 weeks. If you are not successful in the initial stages of your search, contact your agent regularly to see what is available.
 - Rental properties are in huge demand, so phone everyday if you want to know about what is and isn't available.
 - If you do find a suitable property and the property has been on the market for longer than expected then the landlord may consider reducing the price. Discover whether there is room for negotiation by getting a history of the property from the agent.
 - Letting agents will charge for checking your references, preparation of inventory, drawing up tenancy agreements and administration costs, etc. Depending on the area in which you are living, agency and property charges can amount to £200-£500. Make sure that they don't charge you for looking at properties or holding your details.
 - A deposit is always taken from a tenant prior to the moving in date. The deposit remains the property of the tenant throughout the tenancy and it is recommended that the money is held by the letting agent. The agent will not release the funds until the landlord is satisfied with the check out report at the end of the tenancy.
 - Always look for a letting agent that carries the SAFEAgent kite mark such as haart as this will ensure that your deposit is protected at all times.