

Landlord FAQs

▶ What legal documentation is required to let a property?

Landlord Gas Safety Certificate Valid for 1 year and required in any rental property which has fixed, or portable gas appliances present. Move have qualified gas safe engineers who can arrange this on your behalf if required.

EPC (Energy Performance Certificate) Valid for 10 years and required for any sales or rental property on the market. The EPC must also be valid should existing tenants opt to renew their tenancy. It is unlawful to let a property that does not achieve a minimum Energy Performance Certificate rating of E or above. You can check whether an EPC is in date and compliant by logging onto the EPC register and searching by postcode www.epcregister.com/reportSearchAddressByPostcode

EICR (Electrical Installation Condition Report) Valid for 5 years and is required for all rental properties. Move have qualified electricians who can carry this out on your behalf.

▶ What is a Legionella Risk Assessment?

Legionella is a group of bacteria that causes Legionnaires disease/Pontiac fever. Often found in domestic showers/water pipes. The assessment checks for ideal breeding conditions i.e. cold water above 20 degrees/hot water below 50 degrees, water stored in systems and not used for a period of time. As a landlord you are legally bound to keep properties free from Health hazards under Section 3(2) of the Health and Safety at work act 1974, legionella is covered under this.

▶ What is an Inventory Condition Report?

A property Inventory contains photographic and written evaluation of the property in its current condition prior to tenants moving in. Checks carried out during the inventory include working fire alarms, CO2 alarms, meter readings, note of present wear and tear in addition to cleanliness. This report is vital for when your tenant checks out.

▶ When will I receive payment?

Payment is processed on the last working day of the month via a BACS transaction and should hit your account 3-5 working days later. Should this fall on a bank holiday, payment will be processed the working day before.

▶ How does the Deposit work?

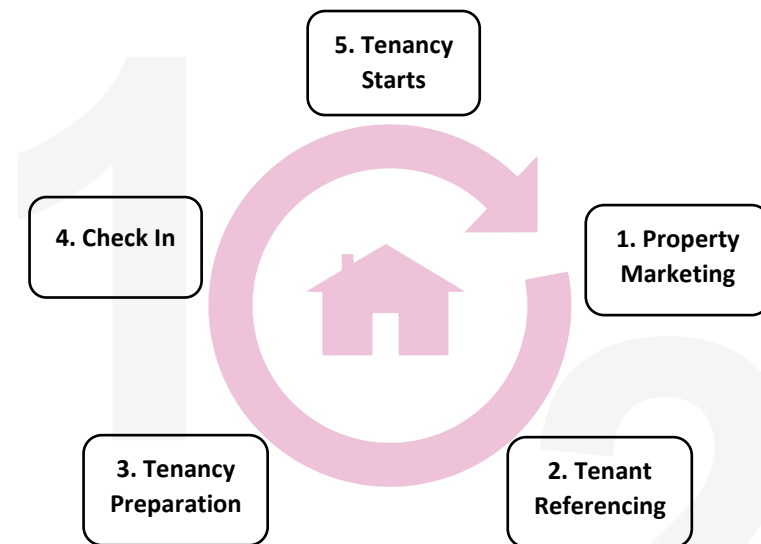
All Deposits are registered with the Deposit Protection Scheme. The deposit (maximum of 5 weeks rent) is registered within 30 days of receipt. At the end of the tenancy MOVE will arrange for a checkout inspection to be carried out by an independent third party who will refer to the original Inventory condition report. A dilapidations report will be issued to the tenant noting any costs for damages (if applicable) and instruction will be made to the DPS to release the remainder of the deposit.

▶ Notices / Tenancy Renewals

Tenancy Renewal: We will notify you within two months of the fixed term expiry date and give you the option to consider serving a tenancy renewal/ rent increase. Working with your best interests, we will evaluate the current tenancy and advise based on the current market value.

Tenants Notice to Vacate: Minimum 1 month to expire at the end of the fixed term. Should a tenant continue onto a monthly periodic they can give one months' notice at any time.

Move's 5 Step Letting Process



Tenancy Referencing Explained

All tenants undergo an Application Phase which involves referencing through an outsourced provider, RightMove, on all prospective tenants and guarantors. RightMove will obtain Employment information, previous Landlord References, Credit Check, ID and a Right to Rent check. Once the completed report is received, we will contact you to update you and move to the next stage.

What is involved in Tenancy Preparation?

Move ensures all documentation, safety certificates, keys and required works are booked and completed. Following this, an inventory will take place 1-2 working days before the tenancy start date. The Assured Shorthold Tenancy agreement will be sent to tenants for an online signature and organise for the transfer of rent and deposit prior to key collection.

Check In

The tenants collect their keys from our office. The inventory will be sent to the tenants as they are given 7 days to make any amendments upon move in. Move inform Utility providers including Council, Water, gas and electric of the Tenancy starting.

Support throughout the Tenancy

With your own dedicated Property Manager, regular inspections are conducted to ensure the property is well looked after and any maintenance issues dealt with in a timely manner. We ensure all legal documentation is up to date and compliant with the latest regulations throughout the tenancy. Tenants also have access to an online maintenance platform to register any issues as well as a 24/7 emergency call out line.