



MURRAY PROPERTY HOLDINGS
ASSET BACKED INVESTMENTS

LANDLORD CHECKLIST



**CHOOSING A GOOD
LETTING AGENT**

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Are you a landlord in search of your first letting agent?

Let us help you consider some items that will help you pick the correct letting agent for your property.

Our helpful checklist can help you on your property journey!

Our team are highly experienced in everything relating to property and we often have new and exciting investment opportunities that we are always happy to chat about.

Murray Property Holdings

CHOOSING A GOOD LETTING AGENT CHECKLIST



№	PRE-OFFER CHECKLIST	
1	<p>RESEARCH & FIRST IMPRESSIONS:</p> <ul style="list-style-type: none"> • Check Accreditations - Look for their Membership with professional bodies such as ARLA Propertymark, RICS, etc. • Read Reviews - Check Google, Trustpilot and local landlord forums and groups on socials for feedback. • Visit Their Office - Professionalism, responsiveness to questions and general staff knowledge speak volumes! 	
2	<p>FEES & SERVICES:</p> <ul style="list-style-type: none"> • Breakdown of Fees - Compare a like-for-like tenant find, rent collection, full management etc. • Hidden Costs? - Renewal fees, maintenance markups or checkout charges - check that nothing is being hidden. • Negotiate - Don't be afraid to challenge the fees they are offering, or even request a sneaky little discount! 	
3	<p>TENANT SOURCING:</p> <ul style="list-style-type: none"> • Marketing - Ask what platforms they use? Rightmove? Zoopla? OnTheMarket? Do they use professional photos and floorplans? • Reference Process - Ask their process for Credit checks, employment checks and landlord references • Average time to let - Ask them how quickly they normally secure tenants? 	
4	<p>PROPERTY MANAGEMENT:</p> <ul style="list-style-type: none"> • Maintenance Process - Do they have approved contractors? Do they add a commission? • Emergency Cover - Do they have a 24/7 contact number for tenants? • Inspection Schedule - How often do they carry out checks on a property? 	

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5	<p>COMMUNICATION & TRANSPARENCY:</p> <ul style="list-style-type: none"> • Dedicated Point of Contact - Will you get a dedicated property manager or a team? • Reporting & Updates- How often do they send rent statements and inspection reports? • Landlord Portal/App - Do they offer online access to documents, statements and tenancy information? 	
6	<p>WARNING SIGNS:</p> <ul style="list-style-type: none"> • Unclear or vague contracts • Poor communication during enquiries • Overly cheap fees (can indicate poor service) • Pressure to signup quickly 	