



renting a property

Whether you are looking to rent a flat or family home hodderson can help with practical advice and tips about renting a property based on many years of experience as an independent letting agent. Each year we help hundreds of tenants move and can explain how to make the process of renting run as smoothly and as stress free as possible for you.

Houses and flats to rent are generally on and off the market more quickly than properties for sale, so you'll need to move quickly and be ready to pounce when the right property arrives on the market.



Your budget



Set yourself a manageable budget and stick to it. Properties are marketed either by stating the weekly rental price or the monthly rental price. Be aware that a £400 a week rental price does not mean a cost of £1,600 a month. Multiply the weekly rent by 4.33 to get your monthly rental costs.

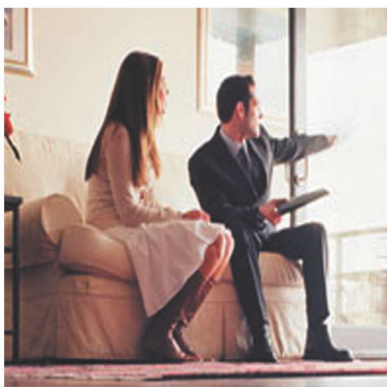
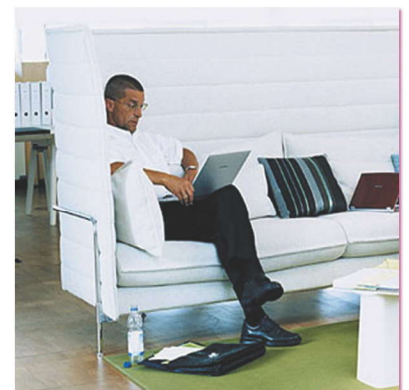
You will be asked for a security deposit, which is normally the equivalent of six weeks rent and there will be administration charges to process your application.

Don't forget to allow for council tax and utility bills as these are not normally included within the rental price.

What's Available

To start your property search contact your nearest hodderson partner. We will ask for further information to assess your requirements and get to know all about you so be prepared to invest some time and think about the following.

Which areas you are interested in, what kind of property are you looking for, what are the "must-haves" and "don't wants", what is your budget and how much are you prepared to spend, when do you want to have moved by, do you need to give notice on your current property and if so, how long?



Arranging Viewings

Once we have a good idea of your needs, it's time to get out there and see a good range of properties so that you can get a grip on what your money will get you in your chosen area.

Make sure you clarify the property meets your requirements so you don't waste any time. See as much as you can, if you find the perfect property early on in your search don't delay, if you like it the probability is that someone else will as well.

For further information or a free property valuation call 01932 562321 or email info@hodderson.net



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Holding Deposit

Once you have found a property you like you will need to pay a small holding deposit to secure the property. This is a nominal amount and is if for any reason, you decide not to go ahead by an agreed date, or fail reference checks, the holding deposit will be retained against administrative costs already incurred.

Otherwise it will be off-set against the first rent and full deposit payments. If the landlord decides not to proceed then the holding deposit will be returned. Paying a holding deposit in no way legally obliges either party to enter into the tenancy

References

Following receipt of your holding deposit you will be required to carry out an online reference check to analyse your personal data held by credit reference agencies, your employment status and if you are not a home owner a previous landlord check will be made.

Should references not be suitable a guarantor will be required to proceed, alternatively payment of rent in advance might sometimes be considered by landlords.



Security Deposit



Prior to moving into the property you will be required to pay a refundable deposit equal to six weeks rent. This deposit needs to be held in a government protected scheme, for which hodderson use the 'Deposit Protection Service'.

On the day of your move an Independent Inventory Clerk will meet you at the property to go through the inventory. It is important that you both agree on the condition of the property before you move in. This will avoid you being charged money for damages, such as a crack in the shower tray or marks on the wall, which were there when you moved in.

Assured Short Term Tenancy Agreements

A tenancy agreement is a contract between a landlord and a tenant specifying the terms and conditions of their rental agreement. Tenancy agreements are usually put in place before letting out property. An Assured Shorthold Tenancy (AST) is the most frequently used tenancy agreement in the letting of residential properties. This type of agreement is normally arranged for a minimum of six months, but can be agreed for a longer period, e.g. twelve months.

An AST ensures that the tenant is protected with respect to the term of the agreement and the sum of rent and give them the right to challenge excessively high rent or changes in the agreed rent.