

A Landlords' guide to letting.





Property professionals. Making moves matter.

Myddelton & Major is an independent firm of Chartered Surveyors established in 1903, actively led by the partners from our Salisbury and Stockbridge offices, and specializing in Residential Sales, Lettings and Management across Wiltshire, Hampshire and Dorset.

As members of the Royal Institution of Chartered Surveyors (RICS) and ARLA Propertymark, we keep fully up to date on regulatory changes and market conditions and ensure that our clients have access to the best advice in an ever-changing industry.

myddeltonmajor.co.uk



We are specialists in the letting and management of good quality properties of all size, style and type, and we handle properties in locations ranging from Salisbury's Cathedral Close, Salisbury, Andover and Stockbridge town centres or their suburbs, and to the surrounding villages and rural areas of Wiltshire, Hampshire and Dorset.



Landlords. Empowered.

For many property owners letting their home, or purchasing investment properties to rent out, provides a swift and rewarding option with a good degree of flexibility, and a potentially solid and reassuring return on their investment.

Whether the decision is based on uncertainty about the sales market and other investment options or from a desire to develop a property portfolio as a long term investment, letting your property should be a positive and rewarding decision. We want to help you achieve this.

Our lettings & management services

We offer three main service options for landlords and can tailor these to suit individual requirements:

Service level	Full Management	Letting & Rent Collection	Letting Only
Inspecting the property and providing free, no-obligation advice on suitable letting terms.	✓	✓	✓
Actively marketing the property to find a suitable tenant.	✓	✓	✓
Collecting a holding deposit and completing all reference and compliance checks.	✓	✓	✓
Preparing all tenancy documents	✓	✓	✓
Ensuring full compliance with relevant regulations prior to the tenancy	✓	✓	✓
Arranging an Inventory & Schedule of Condition for each tenancy	✓	✓	✓
Supervising signing of the tenancy agreement and collecting 1st month's rent and deposit	✓	✓	✓
Overseeing the tenant's move-in	✓	✓	✓
Accounting for the tenant's first month's rent, less deductions	✓	✓	✓
Collecting the rent monthly and accounting to the landlord.	✓	✓	
Dealing with regular payments for the Landlord absence	✓	✓	
Dealing with routine and urgent maintenance	✓		
Carrying out regular inspections and reporting to the landlord	✓		
Issuing Notices including for Rent Increases & Possession	✓		
Arranging the check out inspection and handling deposit return	✓	✓	✓

“A clear & competitive fee structure.”





Market appraisals. Unlocking potential.

We offer free, no-obligation market appraisals at which our expert team would use their extensive experience, local market knowledge, industry trends and careful analysis of the market to provide an accurate rental valuation of your property. We would also provide advice on any improvement works necessary to ensure full regulatory compliance and desirability in the market.

It is our goal to assist landlord clients to maximise their potential rental return whilst ensuring realistic pricing to minimise void periods, helping you attract suitable tenants and comply with current lettings legislation, while achieving the best possible return with minimal hassle.

“We enjoyed being your tenants and we are very grateful to you for the excellent and professional manner in which you managed the various matters which we brought to your notice. Many, many thanks for your very competent and considerate way in managing these.”

Mr and Mrs W





Letting property. What to prepare.

There are a number of important details to consider when preparing to let a property. We will advise you on all these matters and guide you through the practicalities.

Proof of ownership

Providing proof of legal entitlement to let.

Mortgage

Obtaining permission to let from mortgage providers.

Leasehold

Obtaining permission from superior landlords.

Furnished or Unfurnished

What is most appropriate and what furnishings should be supplied.

Presentation

How to ensure the property will appeal to potential tenants.

Insurance

Ensuring the property and landlord's possessions are adequately covered.

Utilities & Services

Who is responsible and how to handle the transfer of accounts.

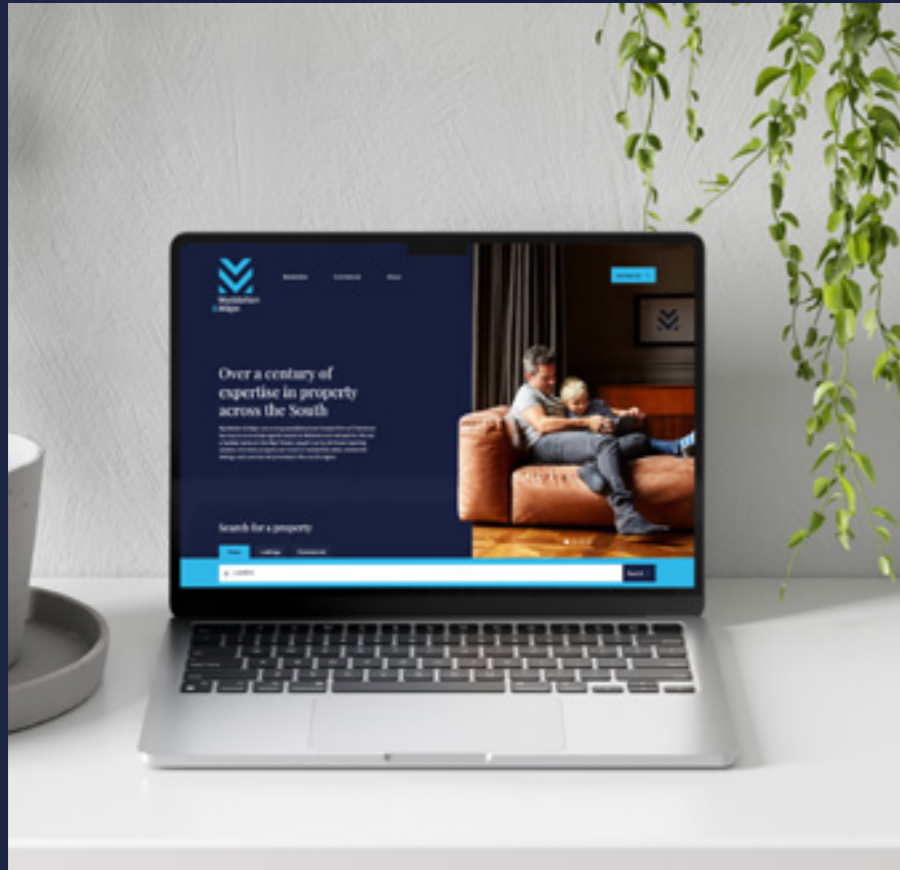


Regulations. Be in the know.

Many strict legal obligations are imposed on landlords, which failure to comply would prevent the legal letting of the property and put landlords at risk of penalties.

- Electrical Installation Condition Report
- Personal Appliance Testing
- Landlords Gas Safety Certificate
- Energy Performance Certificate
- Smoke & Carbon Monoxide (CO) Alarms
- Legionella Risk Assessment
- Furniture & Furnishings

We will assist you in arranging all necessary inspections and works, to ensure your property is fully compliant.



Tenant finding. We'll sort that.

Good tenant selection and thorough background checks on each applicant is a crucial role of your letting agent. Get it right and the landlord can be confident of a successful, rewarding and stress-free tenancy.

Marketing

Your property will be marketed as widely and comprehensively as possible to ensure it reaches the widest choice of suitable potential tenants including:

- Professional brochures
- Websites - including myddeltonmajor.co.uk, rightmove.co.uk, zoopla.co.uk, onthemarket.com, primelocation.com
- Window Displays – in Salisbury & Stockbridge
- Social Media - including Facebook, X (Formerly Twitter), Instagram and LinkedIn
- Printed Media (where appropriate)

Viewings

Accompanied by experienced permanent negotiators.

Holding Deposits

Equivalent to 1 week's rent and required from successful applicants to secure the property.

References

All applicants must pass stringent referencing, prove the Right to Rent in the UK, and that they are not subject to Financial Sanctions.

Rent Guarantee & Legal Expenses Service

We provide this for landlords who wish the additional reassurance.



Tenancy Agreements & Arrangements



It is essential that all the tenancy documentation and procedures are professional, fully compliant and up to date. We handle the following:

Tenancy Agreements

For either Assured Shorthold or Company tenancies, our standard agreements clearly detail both the landlord and tenant rights and obligations, and are kept updated to ensure legal compliance and practical accuracy. Copies can be provided on request.

Dilapidation Deposits

Equivalent to 5 weeks' rent and required for all tenancies, to protect the landlord against a tenant's failure to return the property in the required condition. Deposits are held by the Deposit Protection Service (DPS) for the duration of the tenancy. Full details available at www.depositprotection.com.

Inventory & Schedule of Condition

Details the full contents and condition of the property, and includes utility readings and keys supplied to the tenants.

Rent Collection

Tenants are required to set up Standing Orders for the monthly rent payments and we supply monthly statements detailing income and expenditure

Taxation

All rental income is taxable and must be declared to HMRC, so landlords must complete an annual Self-Assessment Tax Return.

Non-Resident Landlords Scheme

If a landlord lives abroad, we are required to deduct 20% tax from all rental income before forwarding payment.

However, such landlords can apply to receive rent without tax deduction by completing the Non-Resident Landlord (NRL1) Form and submitting it to HMRC.

For more information, contact the Inland Revenue Centre for Non-Residents on 0151 472 6208/9.

Property Maintenance



Our diligent duty of care to our clients includes ensuring the proper maintenance of managed properties:

Inspections

Conducted regularly, usually twice annually throughout the tenancy, with detailed and photographic reports including advice on urgent maintenance or planned improvements and current market value and rent increases.

Repairs/Maintenance

Any defects, essential repairs, or replacements, are handled promptly and efficiently, with competitive quotations from reliable tradespeople. We use local contractors who are reputable, appropriately qualified, and competitively priced.

Refurbishment/Improvements

We advise landlords on improvements that may increase rental income and property value such as replacement windows, boiler upgrades, kitchen/bathroom refurbishments. If required, we can arrange and oversee such works.





End of Tenancy Arrangements

The ending of tenancies can be a delicate aspect of landlord and tenant relations. We guide our clients and their tenants through this process, working to ensure, as far as possible, that a mutually satisfactory result is achieved:

Giving Notice

Under the Renters Rights Act, unless the tenant breaches the tenancy, Landlords can usually only end a tenancy in order to occupy it themselves (or by a family member) or to sell it, by serving 4 months' notice on the tenant, which cannot expire within 12 months of the tenancy start.

Tenants

Are not restricted to any period beyond a two months' notice.

Check Out

When notice is given we confirm the tenancy end date in writing, and arrange a Check Out Inspection, usually by a third-party Inventory Clerk, to verify the condition of the property, account for keys and record closing meter readings.

A detailed and professional report is provided and any defects or issues are discussed with both landlord and tenant, and agreed costs may be deducted from the deposit.



Here for you. Always.

This guide provides a general overview of the practical aspects of letting and explains how Myddelton & Major can help Landlords achieve the two main goals of property ownership:

- Maximising financial return
- Ensuring the property is well maintained and remains a valuable asset.

We are happy to discuss any of the information in more detail. For further assistance, please do not hesitate to contact us.

Get in touch with our lettings team

Call. 01722 337 579

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