



A guide to

HUNTERS[®]
HERE TO GET *you* THERE

A guide to
**letting your
property.**





Who we are

Since 1992, we've helped thousands of landlords and tenants across the UK on their property journey. At its heart, ours is a business that cares.

We do everything we can to make the lives of our customers just that little bit easier.

Local agents

supported by a national network of branches

Helping

landlords and tenants since 1992

Independently

owned branches

Make your letting a success

Keeping you compliant

With Hunters, that's one less thing to worry about.

A proactive approach to lettings

With our range of outreach efforts, we will always find the right tenant for your home.

Building your knowledge around lettings

Helpful lettings guides, regular newsletters and the latest national and local market data.

Flexible services

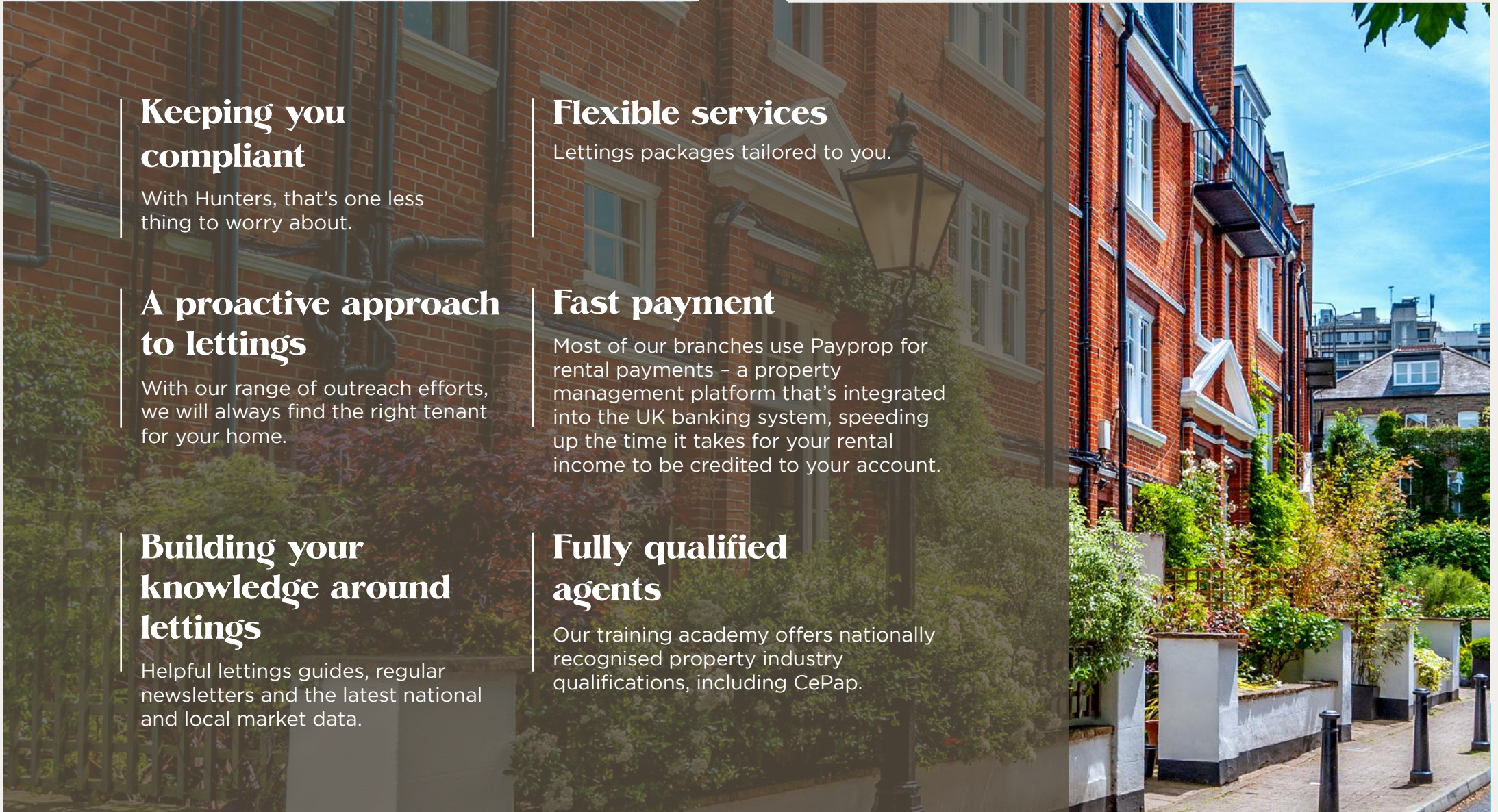
Lettings packages tailored to you.

Fast payment

Most of our branches use Payprop for rental payments - a property management platform that's integrated into the UK banking system, speeding up the time it takes for your rental income to be credited to your account.

Fully qualified agents

Our training academy offers nationally recognised property industry qualifications, including CePap.



Your let, your way

Hunters' managed services offer landlords total flexibility over their let. **Choose from three lettings packages**

Tenant Find/Let Only

Find prospective tenants on the channels they use most

Show prospective tenants around your property

Screen prospective tenants to find the best fit for your property

Tenant referencing & safety checks

Collection & registration of first month's rent & security deposit*

Preparation of inventory**

Notification of utility companies**

Rent Collection

Find prospective tenants on the channels they use most

Show prospective tenants around your property

Screen prospective tenants to find the best fit for your property

Tenant referencing & safety checks

Collection & registration of first month's rent & security deposit*

Preparation of inventory**

Notification of utility companies**

Collecting and depositing your monthly rent into your bank account

Arrears management from the date your tenant moves in

Fully Managed

Find prospective tenants on the channels they use most

Show prospective tenants around your property

Screen prospective tenants to find the best fit for your property

Tenant referencing & safety checks

Collection & registration of first month's rent & security deposit*

Preparation of inventory**

Notification of utility companies**

Collecting and depositing your monthly rent into your bank account

Arrears management from the date your tenant moves in

Arrears management from date tenant moves in

Arranging tenancy renewals where appropriate including rent increases when allowed

Regular property management visits

Annual reporting

Handling any maintenance issues using our trusted contractors

Managing check out when your tenant leaves **

*Deposit schemes vary by branch, charges may apply. ** Additional charges may apply. If you are under contract with another agent you may still be liable to pay their fee. Subject to satisfactory full tenant referencing. Subject to Terms and Conditions. Additional charges may apply. Guarantee is provided by a 3rd Party and subject to change.

Rethink how you let

Deposit Free Renting

Landlords, there's now an easier way to manage deposits.

Our branches use a deposit replacement service that allows you to let deposit free, offering extra protection, faster lets, quicker payouts and fewer void periods.

Here's how it works.

Instead of paying a deposit, tenants can join a deposit replacement scheme and pay for any charges at the end of their tenancy.

You'll also receive up to 10 weeks' of protection with free recovery for any additional costs. Traditional deposit schemes offer protection for only 5 weeks.

This provides lower upfront costs for tenants and faster payouts for established charges, helping you re-let properties quicker. ***

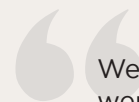
***Full details at [hunters.com/terms-and-conditions](https://www.hunters.com/terms-and-conditions).





Hunters has a 95% customer approval rating

well above the national average. *
But don't take our word for it....



We bought the property through Hunters back in October and were really impressed by them through that process. When we came to putting the property up for rental we had them come out again, along with other agents in the area and they stood out as being the most transparent with regards to fees and services available.

We have found the whole process very easy and stress free thanks to the Chesterfield Team and will definitely use them again for our next project.

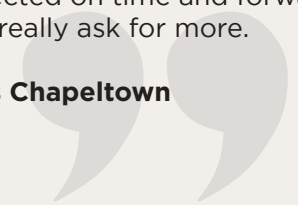
Landlord: **Bekki Cutts** Branch: **Hunters Chesterfield**

Hunters were excellent at communicating all the costs involved throughout the process and supported us exceptionally well with finding a tenant for our property and ensuring we had all the right paper work and checks in place to protect us as landlords for the first time. They have been on hand to answer all our questions and were very quick to respond to emails. Couldn't fault the service we received!

Landlord: **Holly Anderson** Branch: **Hunters Gainsborough**

From a landlords perspective, the management of my property is seamless. They are efficient and very professional in the way they deal with matters. Rent is always collected on time and forwarded without delay. Great service, couldn't really ask for more.

Landlord: **Nick Wade** Branch: **Hunters Chapeltown**



A smiling woman with short hair, wearing an orange button-down shirt, is sitting at a wooden desk. She is holding a white smartphone to her ear with her left hand and gesturing with her right hand. On the desk in front of her is a laptop and some papers. The background is a bright, indoor setting with green plants and a window.

Rent protection

Your rent, covered

With the rising cost of living, there may be a time when your tenants can't or won't pay their rent on time.

As a landlord, this puts you in a tricky position - especially if you have to keep up mortgage repayments or other expenses.

Our partners offer complete peace of mind for landlords, with rental protection packages covering:

- Your total monthly rental income - no matter how many tenants you let to.
- Vacant possession - limits apply.
- Legal expenses and eviction costs.

Ask your letting agent about the types of rent protection packages on offer.

* See website for full terms and conditions.



Keeping you compliant, every step of the way

Legislation for lettings is changing all the time.

With something as important as this, it makes sense to bring in the experts.

Hunters are specialists in compliance

For you, this brings the peace of mind that comes from knowing your let is protected against any changes to legislation, now and always.

Our strong ties with the Government will ensure that you're the first to know about new regulations, giving you time to make the necessary changes to your let.

There are

168 specific laws

for landlords. Next year, there may be even more...

We know all of them, so you don't have to.



The
Property
Franchise
Group

training academy

All our agents...

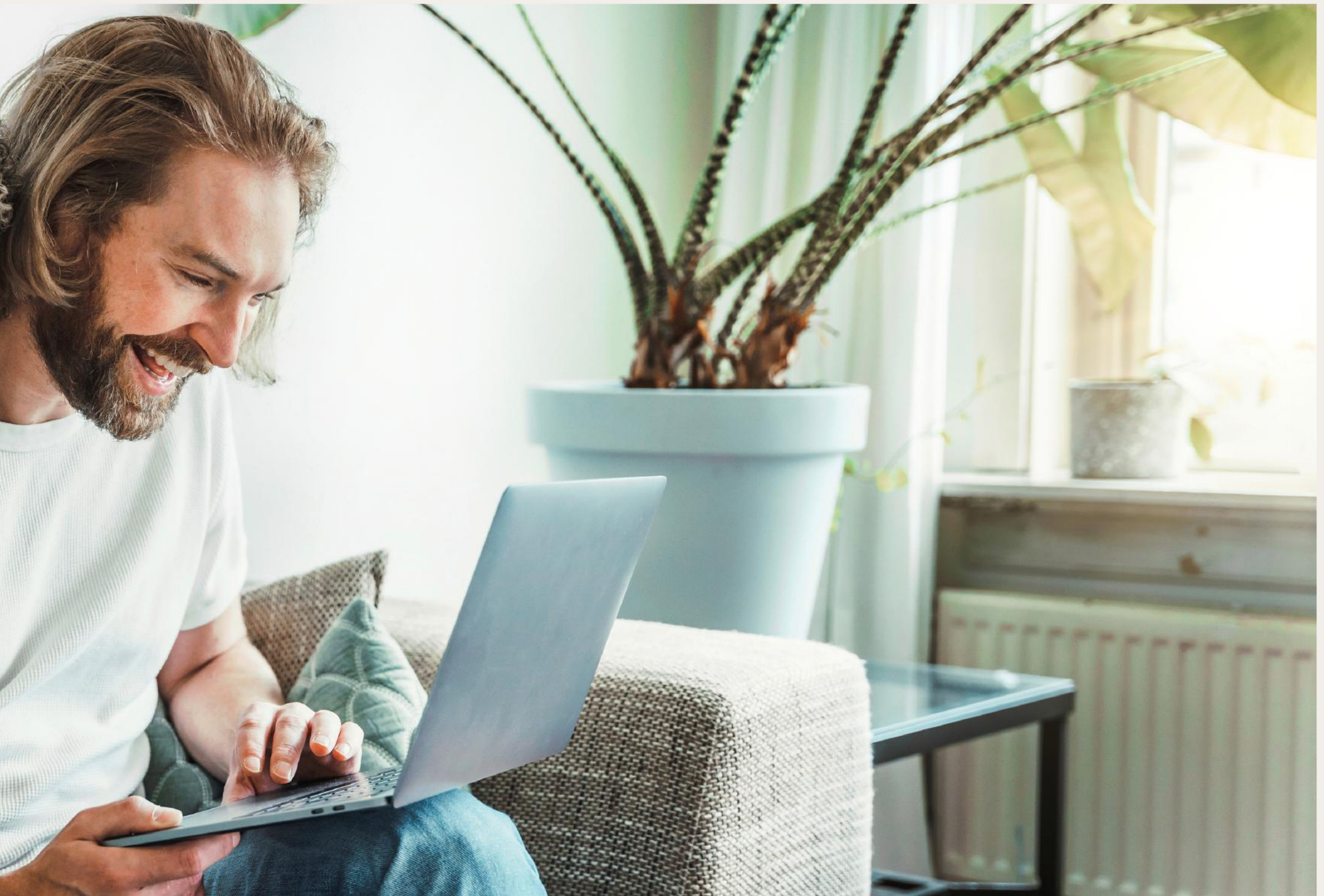
are fully trained to deliver a professional, compliant service across England, Scotland and Wales.



You choose how we work with you

However you like to keep in touch with us about your let whether that's in person, over the phone or online-we'll work around you, keeping you informed every step of the way.







Questions to ask your letting agent

- How do they find reliable tenants?
- On average, how long do tenants remain in one of their lets?
- How do they manage property maintenance?
- What is their plan if your property is vacant for four weeks or more?
- Will they be your agent throughout the process and are they based locally?
- What type of contract do they use and what fees do they charge?
- How will they communicate with you, and how often?
- How will I receive my rental income from tenants?
- How do you handle deposits?
- Do you offer any type of protection for rent arrears?
- What sort of checks can you do on prospective tenants?
- What is the best type of inventory?

Put us to the test. Ask your local Hunters agent any of these today and we're sure you'll like what you hear.

Landlord Checklist

Letting your property can be complicated.
Make sure your investment is in safe hands.

Preparing your property to let

- Send your agent the Signed Terms back
- Send your agent the Property Information Questionnaire back
- Provide your ID, proof of ownership, consent to let, insurance details and lease (if applicable)
- Safety Certificates - if you have them send them to your agent
- Provide copies of your Insurance Policy(s) to your agent
- Make sure the property is clean and the garden is tidy
- Get extra keys cut - enough for tenants and a set for your agent
- Leave instruction manuals in the property

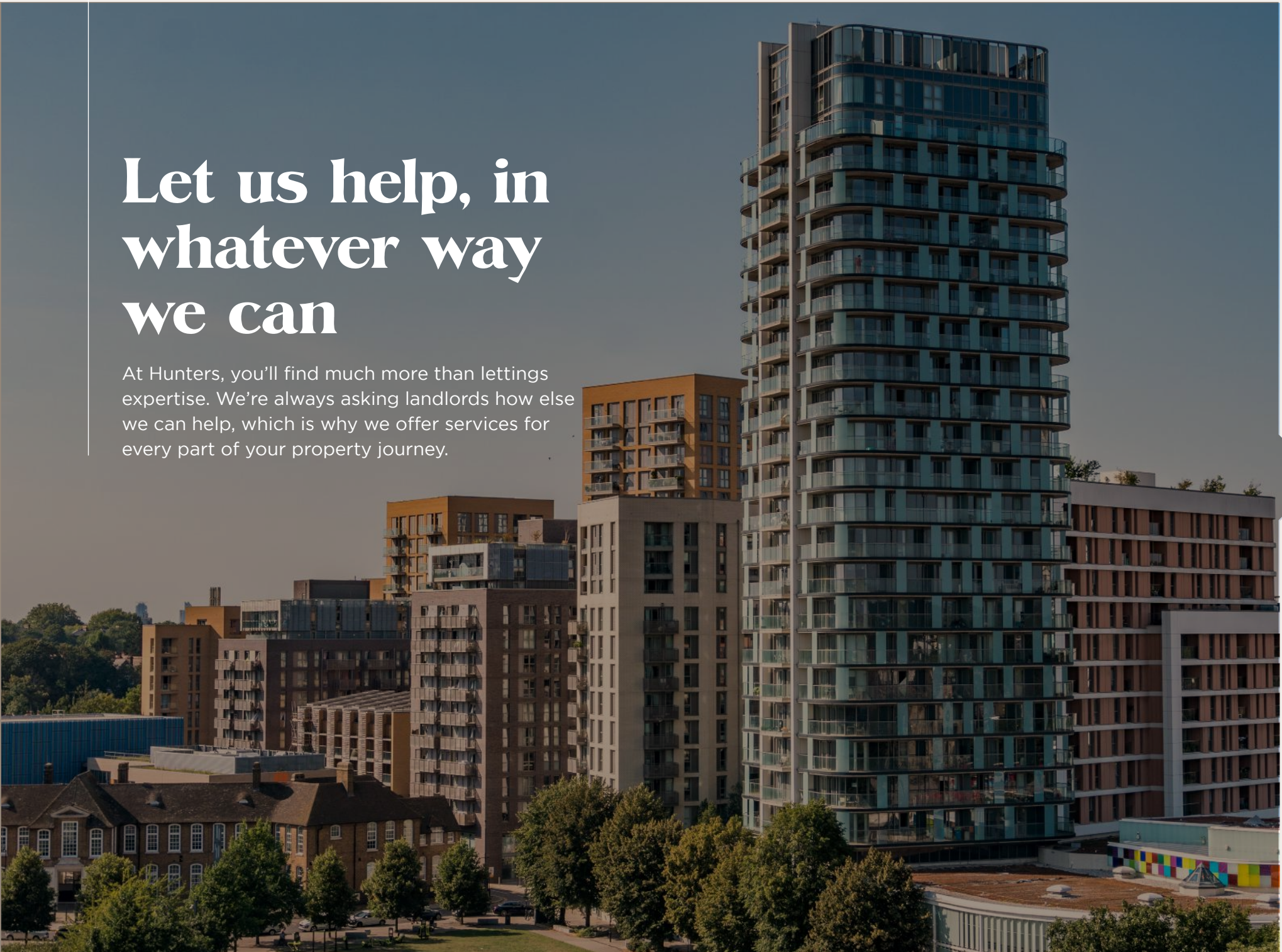
Preparing your property once we've let it

- Safety Certificates - does your agent have them or are they arranging them for you?
- Remove any belongings which are not part of the let
- Provide all needed keys to the agent
- Check you have all the correct insurance



Let us help, in whatever way we can

At Hunters, you'll find much more than lettings expertise. We're always asking landlords how else we can help, which is why we offer services for every part of your property journey.



Land & New Homes

Hunters specialise in the marketing, selling and letting of all types and sizes of new homes and developments.

We carry out land appraisals, provide advice on valuation and planning matters and regularly help landowners bring redundant or unused sites through the development process to maximise its value.

Sales

If you decide to sell your let, we can help. Whether you're selling a vacant property or with tenants in-situ, we'll tailor your marketing to maximise your number of enquiries.

Conveyancing

It's important to choose a solicitor you can trust to look after your property needs. We work with a range of experienced conveyancing solicitors, all of whom are highly recommended.

With many offering a no move, no fee guarantee, you'll know your move is in safe hands.

Investments

Our agents have a keen eye for investments. When they see an opportunity that's too good to miss, they'll make sure you see it.

Buy-to-Let and Block Management

Our priority is to protect landlords and their investment. That's why we use industry-leading tenant referencing, offer rent protection and provide specialist teams for buy-to-let and block management.

Mortgages

Seeking free, no-obligation mortgage advice ahead of making your offer is more important than ever.

Our branches can put you in touch with an expert mortgage advisor who'll be able to help.

Our promise

Hunters work with the best providers and negotiate the best deals for our customers. Wherever we receive a referral fee, we'll re-invest it back into the business, improving the service we offer you in the years to come.



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