


 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

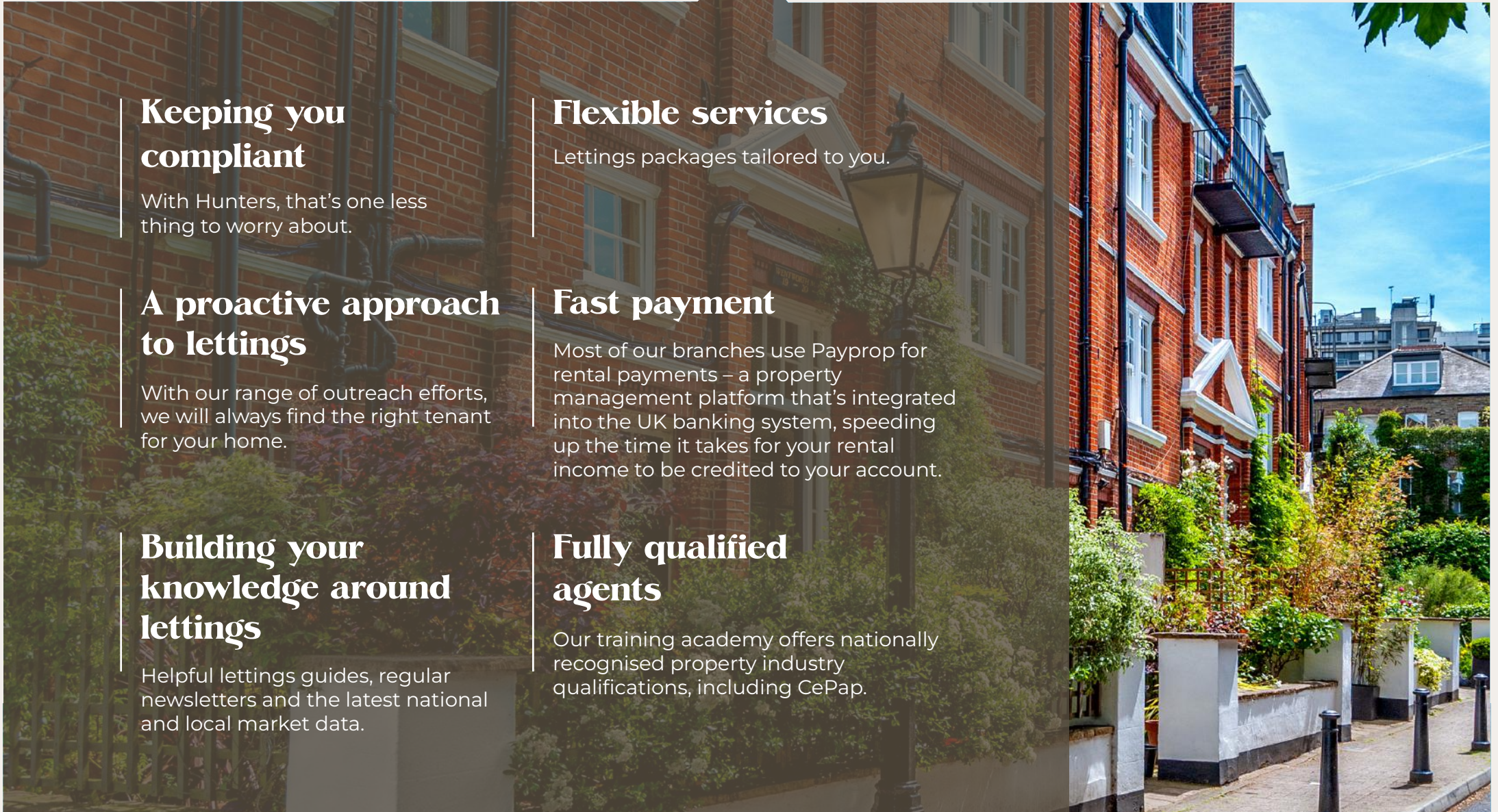
Lettings packages tailored to you.

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, AML & safety checks

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

Preparation of inventory**

Notification of utility companies**

Rent guarantee and legal expenses**

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, AML & safety checks

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

Preparation of inventory**

Notification of utility companies**

Rent guarantee and legal expenses**

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, AML & 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

Rent guarantee and legal expenses

Arrears management from date tenant moves in

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.



Rent protection

Your rent, covered

With the rising cost of living, and ongoing changes legislation 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 ensure a complete peace of mind for landlords, with rental protection packages covering:

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

Ask your letting agent more about what the policy covers.

* See website for full terms and conditions.



Don't just take
our word for it



Thank you to Sharon & Alison for your exceptional service and support. You explained the process in detail from the onset and you were prompt in response to all my queries at all times and very professional in handling all issues raised. You made the letting journey seamless for us and we feel confident that we are in good hands. I will recommend Hunters agency to all.

Landlord: **E. Agunbiade** Branch: **Hunters Sutton Coldfield**

We have recently moved into a new house and I have to say that the support and personalised professional customer service was amazing. Charlie Torrance was very professional and prompt during the whole process from the viewing to the move-in. Would highly recommend Hunters.

Landlord: **R. & M. Peacock** Branch: **Hunters Harrogate**

5 stars all round for Hunters! Everyone who I've had contact with have worked so hard for me and they got me a great result! I would highly recommend them. They really do care, and will absolutely go the extra mile and then some, to get the right mortgage, the right tenant and the right guidance and advice when you need it.

Special mention for the excellent Lewis Newbould who got me a deal when absolutely noone else could, and got me out of a really tight spot with his dedication and professionalism, and to the Lettings team, who all created a real buzz around my property and made sure it was let to the right people as quickly as possible. Absolutely brilliant! Thank goodness for Hunters - they are fantastic!

Landlord: **A. Sammons** Branch: **Hunters York**

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).





Keeping you compliant, every step of the way

Navigating the Renters' Rights Act, we've got you covered.

The Renters' Rights Act, this year marks the biggest change to the private rented sector in a generation, and we know it raises questions for landlords. From the move to periodic tenancies and new possession grounds, to the upcoming Private Rented Sector Database and Decent Homes Standard, there's a lot to take in.

The good news? You don't have to navigate it alone. Our team is fully up to speed on every aspect of the legislation, so your properties stay compliant, your tenancies run smoothly, and you're never caught off guard. Whether you're an experienced landlord or letting with us for the first time, we'll make sure the changing landscape works in your favour.

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...

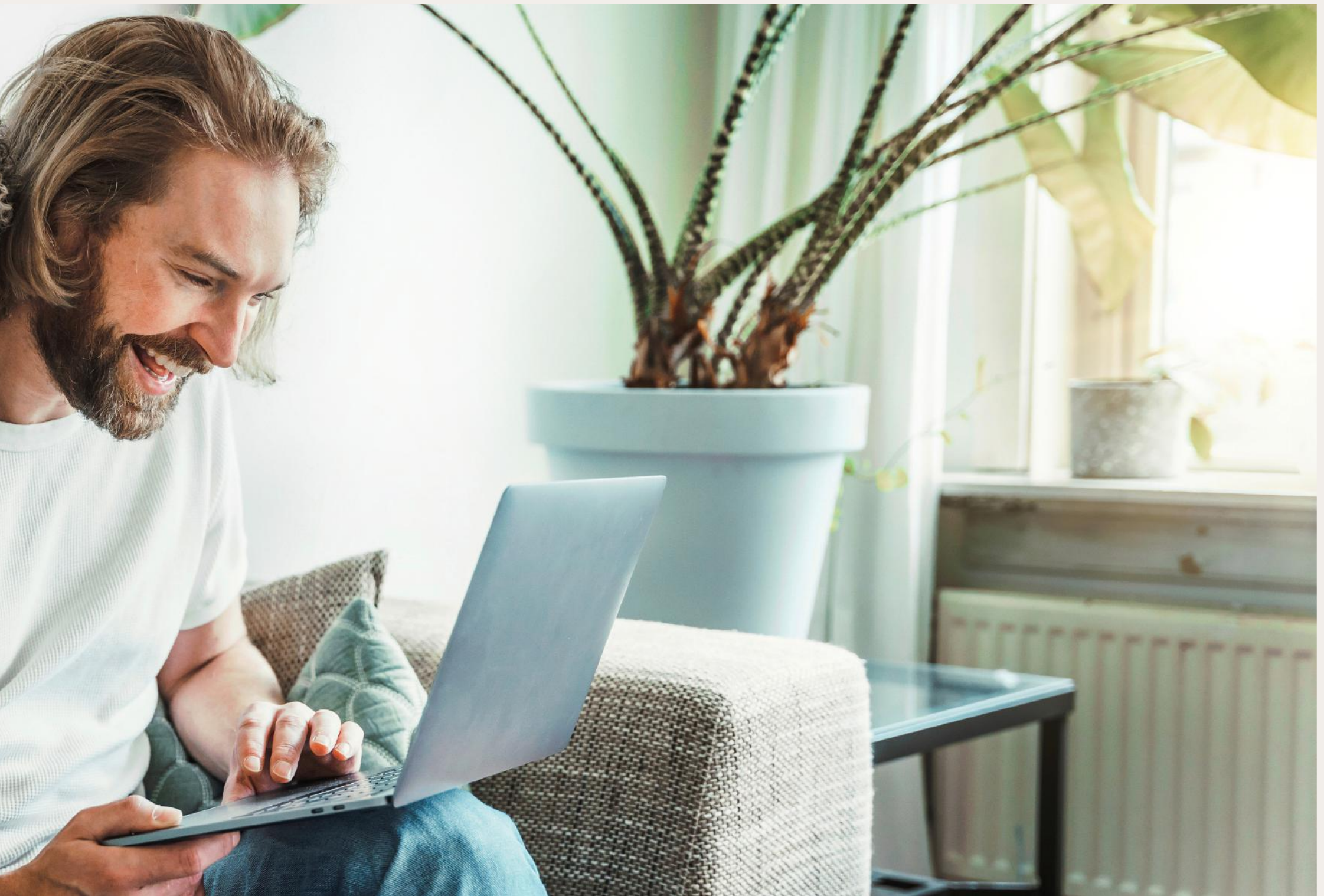
are fully trained to deliver a professional, compliant service across England, Scotland and Wales.



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

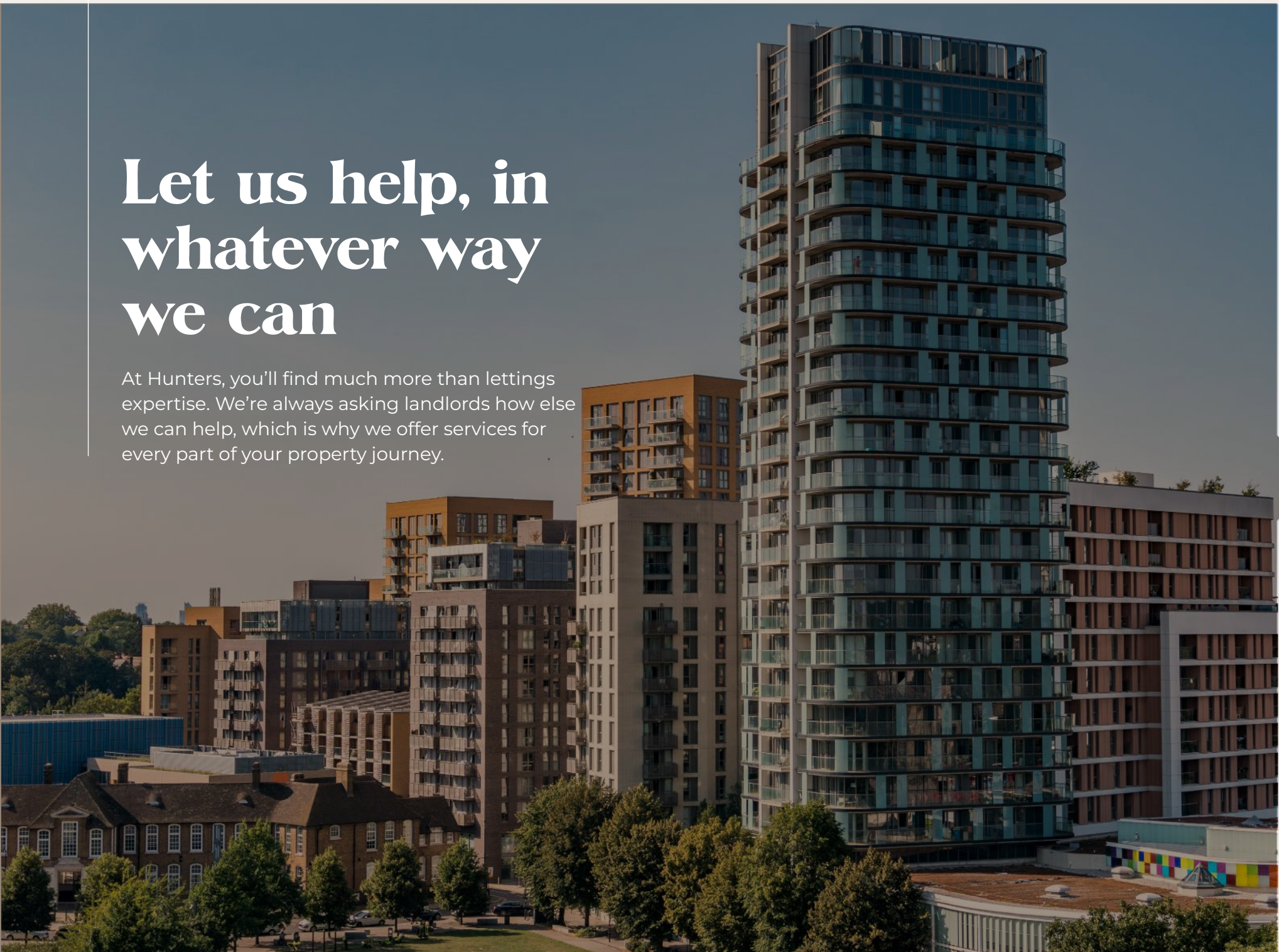
Preparing your property once we've let it

- 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.



HUNTERS[®]
HERE TO GET *you* THERE

Hunters.com

