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## Landlord's guide.



**1** Before letting your property you will need to get a marketing valuation, or CMA (comparative market analysis), from a local property expert to guide you on what your property is likely to rent for.



**2** Consider giving your house to a Property Management team, especially if you own multiple properties or do so remotely. You can grant the property supervisor the power of attorney to deal with payment collections and renewal of your property so you can have total peace of mind.



**3** Next, you will want to choose a broker to list the property with. Not all brokers or brokerages are the same and you should look for a brokerage you can trust with a good reputation and a strong marketing package to help your property stand out from the crowd in this competitive market.



**4** List your property exclusively with one agent. Exclusive listings give the broker the confidence and security to invest more time and money into marketing your property which will help you get the best result.



**5** In order for your broker to list the property, all registered owners will need to sign a document giving them permission to market your property. You will need a copy of the title deeds and your ID.



**6** You never get a second chance to make a first impression. A fresh lick of paint is very effective ways to make a property more appealing to tenants and don't forget the garden and front of the property to maximize the curb appeal.



**7** If your property is furnished consider leasing your property as a short-term rental. Short-term rentals tend to yield higher returns compared to the annual rental and offer more flexibility to landlords.



**8** Once your property is listed, the viewings should begin straight away with tenants that the broker has on their books. Your broker should keep you updated after every viewing and should speak to you about the marketing strategy weekly.