

Downloadable checklist

Landlords- The Complete List for Choosing a Tenant

When it comes to finding a great tenant and ensuring a smooth tenancy there are three steps to take.

Firstly advertise well and attract the right people to begin with. Secondly, when you're choosing your tenants, be picky and check that they are who they say they are. And lastly before anyone moves into your property make sure you protect yourself and your investment.

So you have to ask yourself, have you completed these steps well?

1 Advertise

- | | |
|---|--|
| <input type="checkbox"/> Do you know where the best tenants search? | <input type="checkbox"/> Are they bright and light? |
| <input type="checkbox"/> Have you advertised your property here? | <input type="checkbox"/> Have you included a floor plan? |
| <input type="checkbox"/> Are the pictures of the property high quality? | <input type="checkbox"/> Have you described why the area is great? |

2 Check

- | | |
|--|---|
| <input type="checkbox"/> Have you met the tenants in person? | <input type="checkbox"/> Were they punctual with rent payments? |
| <input type="checkbox"/> Have they filled in an application form? | <input type="checkbox"/> Were they good tenants? |
| <input type="checkbox"/> Do you have employer references? | <input type="checkbox"/> Can they afford the rent? |
| <input type="checkbox"/> Do you have previous landlord references? | |

3 Prevent

- | | |
|--|---|
| <input type="checkbox"/> Have you obtained guarantors? | <input type="checkbox"/> Have you included photos in your inventory? |
| <input type="checkbox"/> Has the tenant paid the deposit? | <input type="checkbox"/> Have you taken our Landlord Insurance? ▶ |
| <input type="checkbox"/> Is the contract signed? | <input type="checkbox"/> Have you explained to your tenants about regular checks to the property? |
| <input type="checkbox"/> Have you created a full inventory? | |
| <input type="checkbox"/> Have you taken out Rent Guarantee ▶
and Legal Expenses Insurance ? ▶ | |



Print this off to keep track of finding the perfect tenant.