

Step by Step Guide to Renting in London?



Searching: Finding the right property for you

Find your perfect property, in the right location and at the right budget! You can set alerts on Rightmove, Zoopla, Prime Location and of course Manolia Homes website, you will receive emails as soon as a property is listed that suits your criteria in your desired area. Speak with your local estate agent, they will have good local knowledge and may be able to suggest areas to search, that you may have skipped. Call and visit your local estate agency regularly, new properties become available all the time, if you are in regular contact with your agency this will show you are serious, you may even get to view properties before they come to market.

Views: The more properties you see, the better your understanding will have with what you can receive for your money.



Scams: Never! Wire your money

You should **never** pay your deposit or rent by an instant money transfer service such as MoneyGram or Western Union, although you have no protection by using bank transfers, you will still have traceable records of where and when your money was transferred. Instant bank transfers are a hot favourite with **fraudsters** and **scammers** because the money transfer will be completely untraceable.



Secure: You have found your ideal place, know how to secure it

Know your **budget** and stick to it! It can be tempting to stretch yourself for something you really want, but you need to remain realistic keep to your budget.

- Make sure you have enough funds to cover your **deposit** and any **other fees**. A deposit is usually 4-6 weeks rent, some agencies will also charge an administration fee and contract fees, these vary from agency to agency – check with your agency or landlord for any additional fees they may charge.
- Make a **good impression**, remember you are also being scrutinised! A landlord or letting agent will prefer a polite and professional tenant.
- Have your **references** ready, often an employment reference and previous landlord reference are required. If you cannot provide these, the whole rent may be asked for upfront.
- Get ready **move fast!** A good rental will be taken fast. Once you have decided on what you want, be ready to move and be in a position to put down your deposit.



Signing: If you're not happy...Don't sign!

Make sure you **read** your contract **carefully** before you sign. If there is anything you don't understand, ask your letting agent or landlord, if you are not happy with anything raise these issues immediately, they may be able to change it.



Deposits: Make sure you have your deposit protected

It is the **law** in England and Wales, that if you have an assured short hold tenancy (which is the most common) your deposit must be placed in a **government approved** deposit scheme by your landlord within 30 days of receipt. For example Manolia Homes uses the **Deposit Protection Scheme**, 'DPS'.

For more information on DPS, check this link: <https://www.depositprotection.com/>



Inventory: Double check your inventory

If you are given an inventory when you move in **check it** carefully, if there are any defects you notice with the property or if there are any items missing or not mentioned in the inventory, let your landlord and letting agent know immediately. This can be amended on your inventory and you will not be liable when you leave the property. If you do not respond **within 7 working days**, you cannot change anything, therefore you will be liable once you leave the property. Even if you are **not given an inventory, still report any defects within the property.**



Meter Readings: Take a meter reading as soon as you arrive

Make sure your meter readings for both your **gas and electricity** is take before you move in, this is to ensure that you are not paying previous tenant's bills. The inventory clerk should normally take care of this. Some agencies will transfer the bills into your name for you, however you should still; take you own meter readings.