

STEP BY STEP

Renting a property

Our Step by Step Renting guide will take you through an overview of the steps and the processes involved when it comes to renting a property.

STEP 1

Log your interest

The initial stage to finding the right property is to register with us either by phoning or going to one of our 13 branches. You can also register your interest regarding a particular property online if you are short of time or see something you really like on our website.

With 1000's of residences to pick you can feel comfortable we possess exactly what you are searching for.

STEP 2

Your Property Requirements

One of our specialist agents will then spend some time asking you questions about your property needs so we can get a clear image of exactly what you are searching for. This assures that we can find the ideal property for you.

STEP 3

Finding your property

Once we have a clear knowledge of your requirements you will acquire a assortment of properties that match your requirements. We can also keep you continuously up-to-date via email and SMS messages when the properties that match your search terms become available.

STEP 4

Is a short let correct for you?

A short let is perfect if you are seeking a temporary residential solution and delivers a great replacement to staying in a hotel or serviced apartment.

They are particularly common with people becoming familiar with a new place or those renovating or relocating home. A short let can provide you versatility in rental duration and is generally furnished to a high standard with all charges integrated into the rent (not including telecommunication services).

STEP 5

Contemplate a managed property

A rising number of tenants choose to rent a fully managed property for total reassurance.

Renting a managed property has the advantage of a committed Property Manager to take care of your issues, a helpline with emergency contact details should a issue occur and the peace of mind that your property is totally certified with all safety laws (including Gas Safety, Electrical Safety and Furniture and Furnishings acts).

STEP 6

Questions to ask when viewing properties

Before going on a viewing, you may want to think of some questions to ask our agent. We've listed some frequently asked questions for you below:

- › What charges have you got to pay in addition to the rent?
- › What's the local area like?
- › Which government authorised tenancy deposit plan is your deposit protected with?
- › How much will it cost to rent a property through the landlord/agent?
- › Who do you phone if there is a issue with the property? What's their response time like?

Also ensure you see an Energy Performance Certificate and gas safety certificate for the property as this is a legal requirement. While not necessary by law, many landlords may also provide an electrical safety certificate.

STEP 7

The key to productive viewings

As soon as an offer is obtained we will alert you both verbally and in writing.

Any special conditions of the offer will also be explained in writing and we will verify the purchaser's capacity to move forward before you choose whether to accept the offer.

STEP 8

Making an offer

Once you have recognised an ideal property you will be required to fill out an application for tenancy in which you have the opportunity to state any unique conditions of the offer and provide details for your references. We will then pass this offer to the landlord on your behalf.



STEP 9

Offer agreed

If your offer is accepted we will arrange the following no matter whether or not your property is managed:

- › Acquire references from the referees that you have supplied
- › Arrange the signing date of your Tenancy Agreement
- › Obtain your moving in payment which will consist of your rent & deposit
- › Tenant Fee's will be due.

STEP 10

Completion

After completion, you will be provided a set of keys and if your property is managed we will provide you with your professional Property Manager's contact details.

Congratulations, you can now move into your new residence.

CONTACT US

We're here to help

With the property market ever changing, now is the time to get an up-to-date valuation on your property.

Call us today and book your **FREE**, no obligation valuation or visit us online at **BEALS.CO.UK** for more information.

Bitterne
02380 439 885
bitterne@beals.co.uk

Havant
02392 480 801
havant@beals.co.uk

Shirley
01489 574 136
shirley@beals.co.uk

Eastleigh
02380 650 999
eastleigh@beals.co.uk

Hedge End
01489 797 995
hedgeend@beals.co.uk

Southsea
02392 715 715
southsea@beals.co.uk

Fareham
01329 283 111
fareham@beals.co.uk

Portsmouth
02392 652 722
portsmouth@beals.co.uk

Waterlooville
02392 262 631
wville@beals.co.uk

Gosport
02392 589 922
gosport@beals.co.uk

Park Gate
01489 574 136
parkgate@beals.co.uk

Whiteley
01489 585 555
whiteley@beals.co.uk

