



Tips for Landlords and Flatsharers with rooms to rent

Outlet's Letting Lounge is a fun and social way to find a new home. To make it an even easier and more successful couple of hours read the tips below!

Be prepared

To get the most out of the evening it is advisable to come early and to be prepared to ensure success:

- Try to arrive as early as possible to meet everyone
- Chat to as many potential tenants / future flatmates as possible
- Be prepared to answer a lot of questions about your property.
- Bring as much information as possible.

FREE Wi-Fi: On the night of the event Wi-Fi will be available enabling you to show your property online at www.Outlet.co.uk. We will have a couple of staff manning computers for registration purposes, so bring your own if you can!

Before the event - Some thoughts to consider

How much is the rent?

Is it paid weekly or per calendar month? Rent can be shown as either weekly or per calendar month (pcm):

- You should always try to agree that rent is paid as a pcm figure for long-term tenancies. For short term rentals weekly amounts are more the norm.
- To calculate a 'weekly' rental figure to 'per month', multiply the weekly amount by 52 (no of weeks in a year) and then divide by 12 (no of months in a year). This will be the monthly rent.

Are bills included?

What bills are there, what is included / excluded and roughly how much are they? It is worth going through all your bills so you have a clear indication of how much they are and which ones would need to be paid by the new tenant or shared with the new flatmate:

- Consider some or all of the following: Council tax, electricity, gas, water rates, telephone, broadband, satellite TV, TV licence, cleaner and whether a share of the service charges would need to be passed on.

Pick up a 60% discount to Outlet.co.uk

All people attending the Lettings Lounge event automatically get a 60% discount voucher for Outlet's unique property matching website. Why not create a profile and advert before the event and view your advert matches. We can even activate your advert if you like on the night.

For a full and comprehensive list of advice check out the "Tips for landlords" section on the Outlet website www.Outlet.co.uk

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£340.00 per week

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Create an advert

It is advisable to create an advert for your property on Outlet.co.uk before you arrive to help potential tenants. This will force you to think about the property before you arrive!



Before the event - Some thoughts to consider *continued*

Do I have to have a deposit?

Although it is not a legal requirement, we recommend all landlords request a deposit. Tenants will expect this and it will help minimise risk should a problem occur (damage by tenant, default in payments etc):

There is no upper limit for a deposit but most landlords will tend to ask between one month's and six weeks rent. Please note that for assured short-term tenancies it is now law that all deposits taken from private tenants must be placed in a government scheme. Please see the Outlet website for further information www.outlet.co.uk

What is the length of the tenancy?

Have a clear indication of what you want to offer, whether it is a 6 or 12-month tenancy or maybe a shorter period.

Trust your instincts:

If you feel unsure about someone, don't ask yourself why, move on and look for someone else. This is your property / home and you want to feel happy living in it or renting it, not worrying before the person has even moved in! You may find a person perfectly charming but don't forget to check key aspects such as references, financials and compatibility of social habits. This is not a one-night stand!

For a full and comprehensive list of advice check out the "Tips for landlords" section on the Outlet website www.outlet.co.uk

At the Event - Questions / answers and information you should bring

What to bring?

As a person with a room or property to let it is always worth bringing as much information as possible. Try to create an advert before you arrive on www.Outlet.co.uk:

- Bring info on rent, bills and other info: A print out to hand out is always good to give out – people are more likely to remember your property!
- Bring contact details and your www.Outlet.co.uk advert so people can contact you later.
- Photos: a picture tells a thousand words. Having good photos of your property really sells it more than anything else. Bring photos with you and try to make sure the rooms are tidy at the time that they are photographed. Untidy rooms really do put people off! [See further notes on preparing your property the Outlet website www.Outlet.co.uk]

What will I be asked?

Be prepared to answer a lot of questions about your property or room to rent:

General:

- What is the rent / deposit?
- What bills are included / How much are the average monthly bills?
- Is it furnished / not furnished?
- Other questions: things such as water pressure, how the house is heated / how is maintenance done / what type of property (new build, terrace house) etc.?

the lêttings lounge

the fun and social way to a new home



What will I be asked? continued

Shared:

- What are the other flatmates like (if shared) / How many other living there?
- How many rooms / living spaces / bathrooms are there?
- What are the working / social habits of the other tenants?
- How is the house / bills / cleaning managed, and by who?

Questions to ask:

Remember that the questioning goes both ways so be prepared to ask as many questions as you like, these can include:

- What the tenant does for a living, what are their work habits? If the current tenants work 9 to 5, they may not want someone who works from home and hikes the heating bills in the winter.
- Is the tenant able to provide references? (These can include work, bank and sometimes personal ones)
- What are the tenant's social habits? Ask about their social circle, how often they have visitors etc. Make sure that their lifestyle is compatible with yours.
- Do they have a partner, do they smoke, do they (or you) have a pet etc? These questions are really important! If they (or you) have a partner and they stay most night then this might / might not work for you both. The same goes for pets / smoking etc – we all have different tolerance limits!

For more tips, information and all the latest property log on to www.outlet.co.uk