



## **Why Use A Letting Agent – Top Reasons To Hand Over Your Property Management Needs**

With the rise of the landlord in the early 2000's, the need for lettings agents and companies also took a sharp rise, with many landlords either living too far from their properties or simply not having the skills required to manage a property. Although the agent will take a fee for managing your property, the job that they do is often overlooked until you really need them.

A good lettings agent will take care of everything for you, and only contact you when there is a problem that needs your consent to fix or when they need to make sure everything is ok with the service. A good letting agent will often be the ones you never hear from, as they get on with the day to day job of managing your property and your rent and dealing with any issues that might arise.

Some good reasons to use a letting agent are listed below.

**More Access To Tenants** – Letting Agencies usually spend a lot of money on advertising properties and also advertising for tenants. This means that any decent agency will have a nice list or a database of people that would suit your property and even if they do not, they should have access to various advertising tools, such as RightMove and local papers, exposing your property to far more people than you could probably achieve on an individual basis.

**Tenant Vetting** – Letting agencies have far more access when it comes to running checks on your possible tenant. They can run a series of checks that will hopefully weed the poor tenants out and leave you with a selection of the good ones only. Every landlord knows the problem of having a tenant who causes issues, so if you can help to remove the ones that might cause problems later down the road, this will hopefully help to make sure your relationship with your tenant remains positive.

**Inventory** – Before a tenant moves in and when they move out it is important to know if they have damaged any fixture or furnishings or have made changes you did not know about, the inventory should pick this up. It is normally better to let an agent deal with this kind of thing, as it can often be time consuming and costly to keep a good check of the state of your property, especially if you are not local.

**Local Relationships** – Many landlords own properties all over the country, so it is impossible to be able to manage all of the properties by yourself, unless you have a lot of time, money and relationship skills that is. A local lettings agent often knows the area like the back of their hand and also often knows the kind of tenant and price you should be able to achieve for your property, and of course, they will be a lot closer to the property if something goes wrong.

**Someone Else To Deal With The Problems** – A landlord will tell you that for every month of no problems, the month when you get a problem is generally all you remember when owning tenanted property. From a leaking bath to an exploding water tank, all of these problems can take so long to attend to and fix, which is why if you employ a lettings agent they will take care of all of this for you, leaving the landlord to get on with their day to day activities. Most letting companies have a good pool of resources, including plumbers, electricians and other trades men, meaning if something does go wrong they will try to solve the problem using a reliable and trusted source.

**Secure Payments And Deposits** – As a landlord, you should really be holding the tenants deposit in some kind of secure scheme. A lettings agency will take care of this for you and will hold onto the deposit to take this worry away, and they of course will also help you to decide if the tenant should receive the deposit back once they decide to leave, depending on the state of your property.

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