



**Whilst our service may seem too good to be true, it's 100% genuine, straight forward & upfront. However, we cannot just take on any old property & have standards to adhere to. In order to qualify, properties must satisfy the following criteria...**

1. **Gas Safety Certificate (CP12)** – Checks must be executed by a GAS SAFE registered contractor. Valid for one year, we will arrange checks during the tenancy & arrange for new certificates when they expire (at the landlords cost).
2. **Have a valid Electrical Safety Certificate** – This is a periodic inspection certificate which must be carried out by an NICEIC registered contractor.
3. **Energy Performance Certificate (EPC)** – An EPC is needed when building, renting or selling property & is valid for ten years. Grading your property from A to G on it's energy efficiency. We arrange EPCs if there is not already one in place.
4. **Insurance** – It is the landlord as freeholder's / leaseholder's responsibility to ensure the property is fully insured & is covered for all types of lettings. We must receive proof of insurance before we can set up your rent payments.
5. **Proof of Ownership** – We must see proof of ownership, if you represent the owner or manage a portfolio on behalf of someone else, we must see their proof of ownership & a letter of authority to deal with a third party on the owners behalf.
6. **Consent to let** - If applicable, we must have proof your mortgage lender permits the property to be let.
7. **HMO (Houses in Multiple Occupation) License** – Proof needed (where applicable) under the Housing Act 2004 (section 61).
8. **Properties be safe and fit for habitation** – We have guidelines for sizes and condition of property. Whilst most size properties will be suitable for our use, we must consider overcrowding & thus have guidelines for the size of each room. It is extremely rare we come across a property that is not fit for our purposes from a size perspective.
9. **Have satisfactory facilities** – Functional & clean bathrooms & toilets, a working telephone point, clean & satisfactory cooking facilities. Again we have guidelines, however, very rarely do we come across properties which are not satisfactory or where we cannot make the required improvements / adaptations ourselves.