First-time landlord checklist

Be stress free with your expert checklist from Belvoir!

- Find a reputable agent that is part of an industry body (NALS, RICS, ARLA)
- Ensure your tenant’s deposit is lodged in a deposit protection scheme
- Redecorate where required, replace carpets and paint scuffed walls
- Provide new smoke & carbon monoxide alarms and test the batteries
- Ensure areas such as stairways are adequately lit and all bulbs are working
- Obtain an Energy Performance Certificate (EPC) for your property
- Tidy up the front garden and level off any uneven paving
- Provide lighting to the front so the property is visible from the road
- Replace any doors and windows that are not up to standard
- Ensure any included furniture is good quality and meets fire safety standards
- Fully clean the property and remove any items of personal value
- Arrange annual gas safety checks for the property when they are due
- Ensure if maintenance issues arise, they are dealt with quickly
- As well as agent inspections, arrange your own at the consent of the tenant