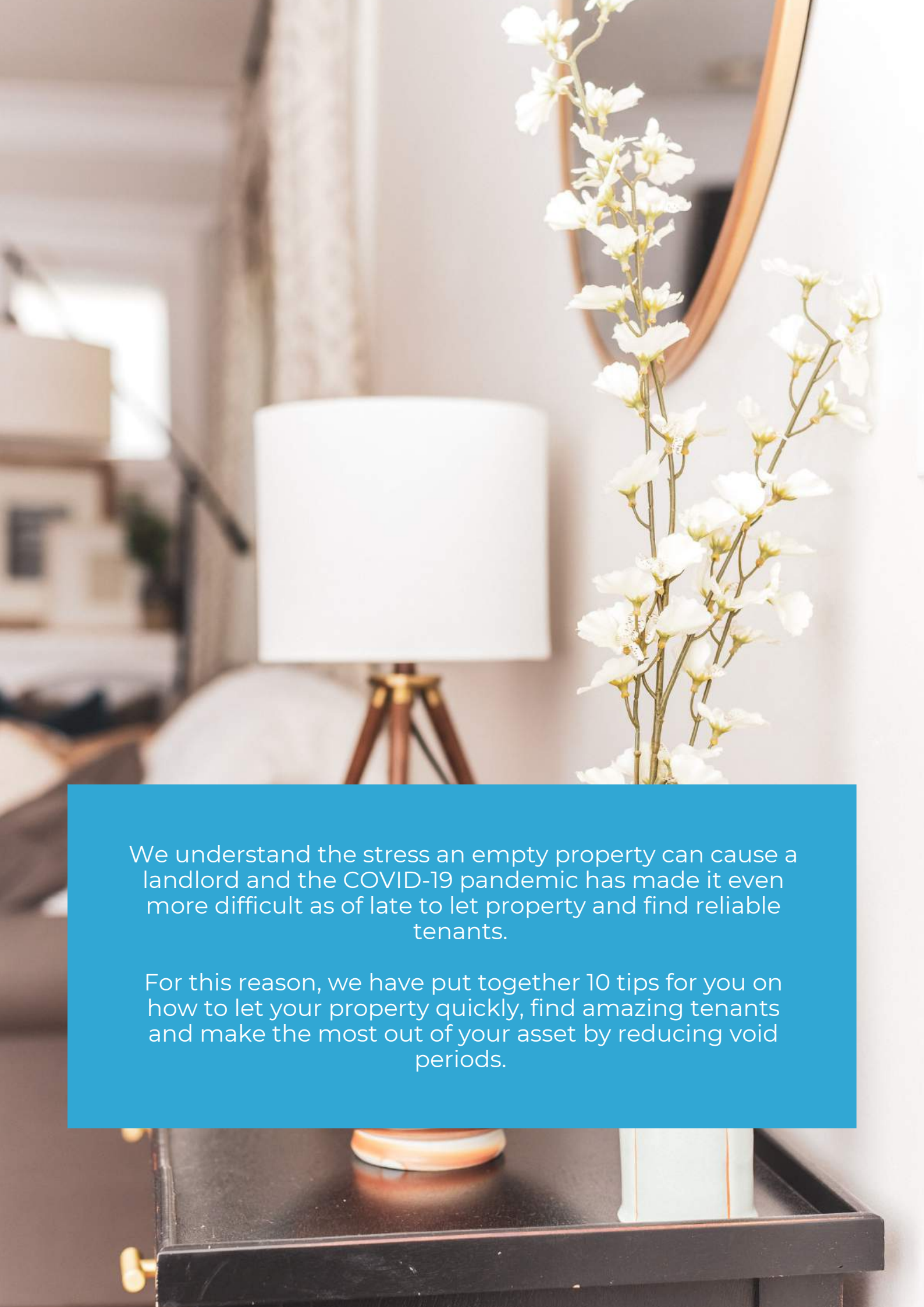




Guide to Letting Your Property Quickly

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We understand the stress an empty property can cause a landlord and the COVID-19 pandemic has made it even more difficult as of late to let property and find reliable tenants.

For this reason, we have put together 10 tips for you on how to let your property quickly, find amazing tenants and make the most out of your asset by reducing void periods.

Dressing The Property

Should you dress your property?

Leaving the property empty for photos sometimes may not give a potential tenant a good mental image of the lifestyle they could have living in your property. It could help to 'stage' the property in an uncluttered way to evoke emotion in potential tenants.

Tips on dressing your property

Do not use too many items of your own personal taste. Try to make sure your tenants can envisage themselves living there, and feel like they could move in straight away and make it their own without much work.

What not to do when dressing your property

Your property style should be universal. Not everybody likes floral wallpaper and a bright yellow bathroom. Make sure it appeals to the masses.





Professional Photography

Why is it important?

Make sure you have sharp and bright photos of all the rooms inside your property to show off. You want to give potential tenants the best possible idea of the property straight away to ensure you generate a high amount of interest in the form of people reaching out for viewings.

Our photographers have experience in taking photos and have access to the best editing software to brighten, sharpen and straighten every photo.







A Landlord's Best Friend?

Consider Allowing Pets

There are over 65 million pet owners in the UK but a staggering 47% of landlords state that they will not accept a tenant with pets.

Consider adding a pet clause to your lease agreement, such as having the apartment professionally cleaned when the tenant vacates to attract tenants from this ever growing market.

You can even use this to your advantage, a tenant that can settle in to a property with their pet in a market that is not pet friendly is likely to stay for longer, reducing your risk and effort.

Make Use Of Mirrors

Mirrors are a popular trick when it comes to interior design, making any space look instantly bigger and brighter and more aesthetically pleasing. They do not take up any space and due to their reflective properties can transform spaces that do not get a lot of natural light.

But probably the most important factor when it comes to mirrors is that they are inexpensive.

Upgrade Your Furniture

Make sure that if you are furnishing your property, the furniture is up to date. Old or untidy looking furniture is a big turn-off. Add enough furniture so that your property looks lived in but not untidy.







Proactive Advertising

Its imperative that your property is listed on all major letting portals as soon as possible after your current tenant gives you notice.

The more people that see your listing, the more likely it is that the right person will see it too.

Every day counts, and every day that your property is not listed is a day that your perfect, reliable tenant will sign with someone else.

Detailed Descriptions

Be Specific & Comprehensive

Here are a few things to mention when creating your property description.

- How many bedrooms
- How many bathrooms
- How much natural light
 - Flooring type
 - Balcony or patio
- Any pet restrictions?
 - Parking
- Appliances included
 - Heating systems
 - Safety of property
- Access to public transport
 - Nearby amenities
- About the surrounding area, are there any landmarks or popular locations?



Emphasise the positives

What makes your property stand out?

Does your property have something unique?

Make sure you highlight features that make the property unique and that would appeal to your future tenants.

Update Appliances

If you're not having any luck letting your property, one of the problems may be that your appliances are out of date.

New and modern appliances go a long way, especially in the kitchen. Nobody wants to use an appliance from the 70s when everybody around them is using sleek modern equipment.



Incentivise Tenants

Move-In Special

Offering a move-in incentive could help landlords secure a tenant faster.

Sometimes landlords may offer things such as the first month's rent free.

Losing one month's rent to secure a lease agreement could be better than having the property vacant for an extended period of time.





How We Help Our Landlords Live Happier Lives At Home?

Being a landlord in the modern day is no easy task.

Being a modern day landlord is not easy feat. You have to be up to date with legal documentation, maintenance and repairs, accounting and more! This can soon become a full time job. We are here to help lighten your load!

Contact Us

01432 344 779

hello@bill-jackson.co.uk

www.bill-jackson.co.uk



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