

# Letting agents Accommodate offer some tips to landlords

Philip Cannon, operations director at Accommodate Edinburgh in Bruntsfield provides some expert tips for landlords

*More and more people are choosing to let out their properties these days – many for the first time.*

*Some landlords choose to manage the process themselves, but others prefer to appoint a reputable lettings agency, to save time and to benefit from expert guidance and experience. This can range from simply finding a tenant and organising the contract, through to ongoing management of the property.*

*But how do you find the right lettings agency? Word of mouth can provide the most reliable recommendations, so ask around. Also, most agents will do free valuations, and when they visit, ask them to provide clear and upfront information about costs. They also need to be stringent about obtaining satisfactory tenant references, preferably doing so themselves, rather than out-sourcing the task.*

*Find out how flexible the agents will be and how quickly they can deal with any problems arising. An agency which offers a good, personal service will make themselves available round-the-clock, including at weekends. Identify how often they will carry out inspections of the property: you will need to know that the property is being kept in good repair.*

*As a final word of advice, bear in mind that prospective tenants decide very quickly whether they want to rent a property or not. So, when you put it on the market, make sure it is presented well and looks as welcoming as possible.*

Further information about Accommodate Edinburgh is at [www.accommodate-edinburgh.com](http://www.accommodate-edinburgh.com)

