

# Residential Tenancies

## Tenancy Agreements

Renting out your property may seem like an easy source of income, but it is important that a formal tenancy agreement is put in place in order to protect both the Landlord and Tenant. It is therefore important to seek legal advice before you allow anyone into occupation of the property, or before you take occupation as a tenant.

### Landlords

We will discuss with you what the terms of the tenancy will be and then produce a written 'tenancy agreement' tailored to your needs.

A tenancy agreement is a contract between you and your tenant. It is sensible to have a written tenancy agreement in place. Otherwise, if you have a dispute with your tenant about the terms of the agreement, it is your word against theirs as to what was agreed.

The main advantage of having a written tenancy agreement is that it sets out your rights and responsibilities as a landlord in a way that is legally enforceable. This keeps disagreements to a minimum because both sides know where they stand.

## The service we provide

Ideally, you should contact us as soon as you start thinking about renting your property out. This will give you a clear idea of the terms to offer to any tenant you are considering.

We will:-

- Highlight the essential requirements and terms of your tenancy agreement.
- Explain any related legal issues.
- Warn you of any pitfalls, including advice on how to end an agreement.
- Give you advice on the type of tenant references to ask for.

When you have found a tenant, we will explain your rights and responsibilities as a landlord. You then have the opportunity to explain your specific needs and concerns. We will then prepare a tenancy agreement that is tailor-made to your needs.

## Tenancy Deposit Scheme

There are now strict rules in place regarding deposits that are paid by tenants. We will advise you in detail of your obligations as landlord, and we can provide details of Tenancy Deposit Schemes if required.

## Related matters

We can also advise you on related matters, such as tax implications and your obligations to your mortgage lender (if applicable).

### Tenants

It is important that you seek advice on the terms of the proposed tenancy agreement before you commit to the tenancy. We will advise you of your obligations under the tenancy agreement and of any restrictions that may be placed on you. In addition, we will advise you how and when you can end the tenancy.