

PRICE WALLACE'S - GUIDE FOR TENANTS

Renting your first property - or even looking for a new property can be exciting and daunting at the same time. There are things you will need to be aware of to ensure a successful tenancy and we are here to be your trusted guide and adviser.

1. Contact Price Wallace

We can help if you are looking to let your property out, so please reach out to us on jane@pricewallace.co.uk Once we receive your interest, we will be in contact to help you through the process.

2. Have you Finances in Order

Typically, a security deposit plus one months rent in advance will be required when your tenancy application is approved so its helpful to have that money in the bank ahead of time. We also contact references and perform credit checks on all potential tenants to make sure rent payments will be consistently met. Additionally, make sure you include added costs related to moving like renting a vehicle for your furniture and personal items in the event of an unfurnished let as potential commuting costs if you are moving to an area away from your workplace.

3. Verifying Employment and Income

Part of any rental application involves checking your employment status which will include contacting your employer and checking pay status. If you are self-employed, we will contact your accountant to verify your income. Please note, when completing an application you will need your bank statement, photo identification, and your Visa or share code information.

4. Successful Property Viewings

Price Wallace requires you to attend the viewing in person, we are unable to provide virtual viewings. It is advisable to have a list of questions ready as the current rental market moves extremely quickly. If possible, prior to a viewing check out the neighbourhood, do you need to travel to your place of work, is there allocated parking if not where would you park, is there a permit required and how much would it cost? Locality to bus stops schools and shops. Try and envisage yourself living in the property, is it the 'right fit' for your lifestyle and the right price. At Price Wallace, we are here to help.

5. Why should Price Wallace be your Letting Agent

Safety and security are important considerations in any landlord/ tenant situation. Price Wallace can support you through your concerns. We work with landlords to make sure all relevant regulations are being met and ensure regular maintenance to the property is being done.

6. Comprehensive Inventory of your Property

A complete inventory of the property you plan to let is critical to both you and the landlord. We will catalogue photographs and document how the property looks ahead of your move, this includes the condition of any furnishings supplied and will act as the landlords / tenants' guide when you move.

7. Treat the Property Like You Own it

It is important to understand the responsibilities you have as a tenant.

Here are a few to consider:

- Pay the rent on time
- If you want to make changes like painting or having a flat mate or pet move in with you, please ensure that you contact Price Wallace to discuss before making these changes

- Show consideration to your neighbours
- Maintenance contractors may need to access your property to carry out repairs and remedial work. We wish to ensure the repair is addressed as soon as practicable; we will always contact you before sending in the contractor, but reasonable access needs to be given
- If you decide to move, please give the landlord or letting agent plenty of notice so your rental responsibilities end at the right time.

PRICE WALLACE – DIRECTOR JANE CAIN

I have enjoyed over 35 years in the Lettings industry. Years ago I decided to utilise my knowledge and experience and build my own business Price Wallace. The long hours, dedication and hard work have resulted in a very successful Bedford letting agent as can be evidence with our success in being awarded, on several occasions Bedford's Number 1, Letting Agent for new instructions and lets agreed.

During my career, I have seen many changes to legislation, practices, and processes. One thing that has not changed is my desire to ensure that all my customers, landlords, tenants, and contractors receive a top-quality professional service from myself and my team.

I have been working for many years with some of my landlords and tenants, who have now become part of the Price Wallace family. I stand by the saying 'People before Property and Property before Profit'.

One of the innovations that have benefited the Property industry is the online portals and our website. You can browse all our latest properties before requesting a viewing. In addition, we also advertise on popular sites such as Rightmove, to ensure we capture a wider audience. I have taken the best from traditional agent customer experience and the best from the online platforms and put them together to make my business model more of a personal service by using this approach.

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It's very important to me, that when you decide to rent a property out the next chapter of your life, be it up or downsizing, job move or for any other reason you are moving to the right property for you and your circumstances. I also have the freedom to offer a tailor made, people centred service with up-to-date technology and great transparency.

I have kept my management fees extremely competitive. My interaction with my customers and knowing I have done the best I can do which in turn can make a positive difference to somebody else's life is what Price Wallace works for.