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A landlord of the property can seek help room a letting agent because a letting agent is a valuable source for a landlord. According to a recent research about 60% of private residential landlords hire a letting agent for their property. There are several factors involves in choosing the right letting gent for you. Normally there are three different services available which are provided by the letting agent. Firstly, there is the Basic Introductory Service. In the basic introductory service a letting agent come across with a tenant for the landlord and also provides for a tenancy agreement. Secondly, there is the service of Letting and Rent Collection. In this service a letting agent finds a tenant, provides a tenancy agreement and is also responsible for collecting the rent monthly. The service of full management is provided by letting agent the third kind of the service.

These services are very helpful for the landlord because an agent finds the right tenant, collects the rent and in addition to this also takes steps for maintenance and also comes into action when the tenancy comes to an end.

Why choose a letting agent? You can avoid yourself from the hassle of searching a suitable tenant or you if get the services of a letting agent. He will take on this load. If you get the services of a landlord then you can save your self from many tensions like you wonâ€™t have to answer the telephone calls or emails of proposed tenants or be there for the property viewing. It would not be wrong if say that they have knowledge of the local market and thus can give you their expert opinion to save you from making a bad property decision. You can get advice from letting agent on all the legal requirements that your property must fulfill before it can be rented out. They can help you in different manners; they not only get higher rent for your property but also secure a mortgage for you.

Furthermore these agents have done their homework on all the prospective tenants, which means that the tenants they suggest for your property will be more likely to pay their rents on time and at the same time, take care of the property.

You must Choose the right agent for you: You must keep in mind that you must always choose a letting agent who is registered with one of the professional bodies. Agencies which are registered with these bodies provide for benefits like, client money protection scheme and professional indemnity insurance. You can join any landlord association which will be helpful for you. It would be a great source of learning from the experiences of others.

It is better you should do a research before hiring an agent. You can ask different questions from the agent to check his credibility. You can ask him if he has dealt with properties like yours before. You should ask him what kinds of services he will provide you. You can cross check his credibility from his current landlords.

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