



RIGHT HOMES4U

WE RENT, WE SELL, WE MANAGE

OUR GUIDE

FIRST TIME LETTING



RIGHTHOMES4U

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Welcome to RightHomes4U, Burnley's & Lancashire's independant property experts

Wether you're Buying, Selling, Renting or Letting your property through us, we will offer an unparrell service by offering transparency, expertise and dedication which will ensure a swift and satisfactory outcome to all your property needs.

Our Comprehensive Services List



Lettings



Management



Maintenance



Commercial



Removals



Sales



Mortgages



Insurances



Investment



Utilities

01282 50 50 24

WWW.RIGHTHOMES4U.CO.UK

214 COLNE RD, BURNLEY, LANCASHIRE, BB10 1DY



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Step-by-Step Letting Process

1. Free Rental Valuation

We start by providing you with a no-obligation rental appraisal. We assess the market rate, your property's features, and the local demand to advise the best rent.

2. Landlord Onboarding

To proceed, we'll ask for the following:

- Proof of ownership (Title deed or mortgage statement)
- Valid Photo ID and Proof of Address
- Landlord Bank Account Details (for rent transfers)
- Signed Terms of Business
- Consent from mortgage lender (if applicable)

3. Legal Safety Requirements

Your property must meet legal safety standards:

- Gas Safety Certificate (CP12) – if gas is present
- Electrical Installation Condition Report (EICR)
- Energy Performance Certificate (EPC)
- Smoke and carbon monoxide alarms fitted and tested
- Fire safety furnishings (if furnished)

"We can arrange all safety checks and certificates through our trusted, fully qualified engineers, ensuring compliance with current regulations and peace of mind for both landlords and tenants."

4. Marketing Your Property

We advertise on:

- **Zoopla**
- Our website: www.righthomes4u.co.uk
- WhatsApp broadcasts



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- Office window and local reach

All listings include professional photos and key highlights to attract quality tenants fast.

5. Tenant Referencing & Selection

We carry out full reference checks, including:

- Employment status/income
- Credit checks
- Previous landlord references
- Right to Rent checks (legal requirement)

6. Tenancy Agreement & Deposit

Once approved, we:

- Draft a legally compliant AST (Assured Shorthold Tenancy)
- Collect the first month's rent and security deposit (held under a government-approved scheme such as DPS)
- Conduct a full inventory and schedule of condition (with photo/video backup)



Management Options

Service	Let Only	Full Management
Marketing	✓	✓
Referencing	✓	✓
AST Drafting	✓	✓
Rent Collection	✗	✓
Maintenance Management	✗	✓
Inspections	✗	✓
Legal Notices & Renewal	✗	✓

Management Fee: Typically, 10% of rent collected

Let-Only Fee: £350 incl. VAT (one-off)

Repairs & Emergencies

With **Right Home Repairs 4U Ltd**, we offer prompt, professional maintenance services. Tenants can report issues via phone, email, or our online repair reporting form.

We keep landlords updated and obtain approval before major repairs.

Rent Collection & Payments

- Rents are collected **weekly or monthly**, as agreed.
- Funds are transferred to your bank account within **3–5 working days** of receipt.
- Monthly statements and invoices are provided.

Legal Compliance & Licensing

We handle:

- **Selective Licensing Applications** (Burnley Council & surrounding)
- **HMO Licensing Advice**

📞 01282 505024

🌐 [RIGHTHOMES4U.CO.UK](https://www.righthomes4u.co.uk)

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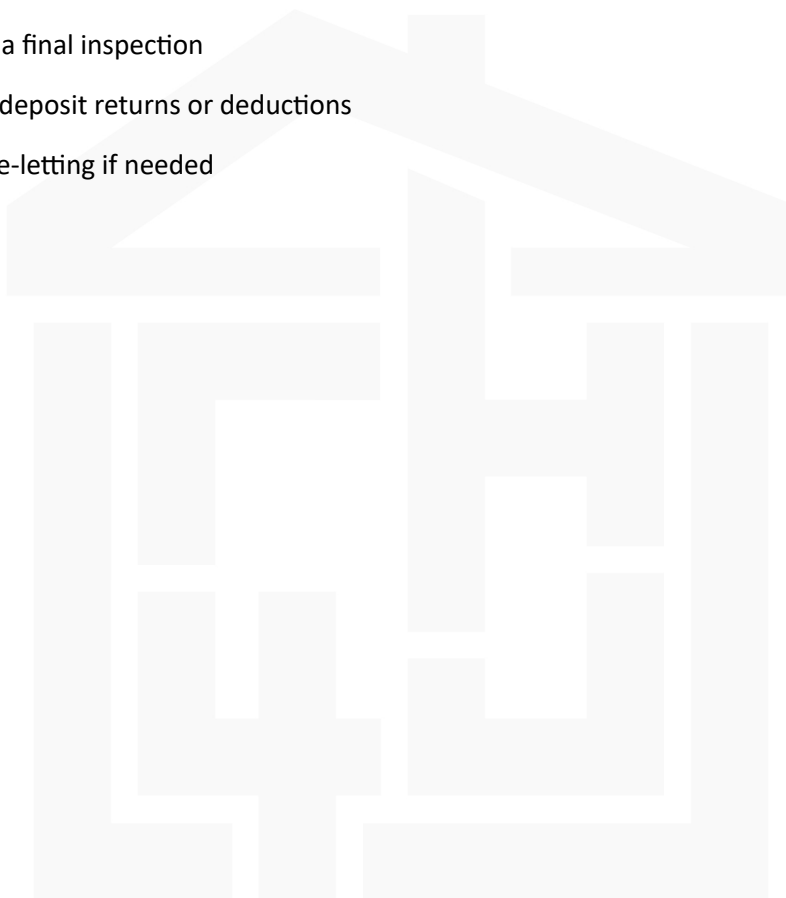
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- **Client Money Protection (UKALA)**
Redress Scheme (PRS)
- **Anti-Money Laundering Compliance**

End of Tenancy

We:

- Conduct a final inspection
- Manage deposit returns or deductions
- Handle re-letting if needed



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