



IF YOU DECIDE TO LET A RESIDENTIAL PROPERTY
A Checklist for New Landlords

- Join your local Landlords Association
- Have all wiring in your property inspected by a qualified electrician
- Have electrical equipment being supplied to tenants PAT tested
- Have your gas equipment inspected and serviced by a Gas Register technician
- Have an EPC prepared
- Prepare a Fire Risk Assessment
- Prepare Legionella Risk Assessment
- Do you have/need a CO detector?
- Do you have sufficient fire alarms?
- Register with one of the Tenancy Protection schemes
- Prepare Assured Shorthold Tenancy Agreement with all required clauses and others to protect your investment
- Check to see if you need to register with the local authority for an HMO licence
- Take out landlord’s buildings insurance
- Ensure your mortgage company are aware of and agree to the tenancy
- Remember to note rent payments as well as costs of being a landlord in your tax return
- Prepare folder with all documentation to be handed to client for each property – including manuals for all equipment

MEMBERS OF
THE BRITISH
PROPERTY
FEDERATION



The Cornwall Residential Landlords Association is a company limited by guarantee
Company Registration Number: 5363025

Registered Office:
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