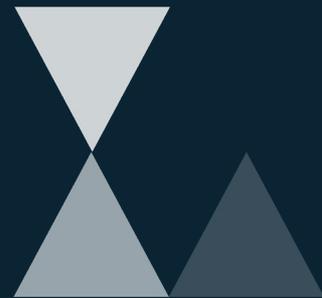




Fraser & Co

Fraser & Co's Tenant Guide.

STEPS TO RENTING A PROPERTY.
& KEY MILESTONES WITHIN.



FIND WHAT MOVES YOU

London West End | City & Shoreditch | Colindale | Kew Bridge & Brentford | Hong Kong

Tenancy Explained.



Your Partners For Your Next Move.

Renting a property can be both exciting and daunting. At Fraser & Co, we understand the mix of emotions that come with searching for a new place to call home. That's why we've meticulously crafted this guide to serve as your trusted companion throughout your entire rental journey.

From the initial steps of browsing properties to the final moments of settling into your new abode, we're here to alleviate the stresses and uncertainties that often accompany the rental process. Our goal is not only to facilitate smooth transactions but also to empower you with the knowledge and support needed to make informed decisions every step of the way.

Whether you're a seasoned renter or embarking on your very first tenancy, this guide is designed to equip you with essential information, practical tips, and valuable insights to enhance your renting experience.

With Fraser & Co Estate Agents by your side, renting a property in London has never been easier. Contact us today to begin your journey to finding your dream rental home in the vibrant capital city.

Find What Moves You with Fraser & Co.

01 Consult & Budget

Begin by scheduling a consultation with one of our experienced agents. We'll take the time to understand your requirements, preferences, and budget for rent, ensuring we match you with suitable properties within your financial means.

02 Property Search

Utilise our extensive network and database to conduct a personalised property search tailored to your needs. Whether you're seeking a studio apartment in the heart of the city or a family home in a tranquil neighbourhood, we have a diverse portfolio to choose from.

03 Viewings

Gain access to exclusive viewings of properties that meet your criteria. Our agents will accompany you on property visits, providing valuable insights and answering any questions you may have about the features, amenities, and local area.

04 Documentation

Once you've found your ideal rental property, we'll assist you in completing the necessary documentation efficiently. From verifying your identity to obtaining references, we'll ensure all paperwork is handled with precision and care.

05 Tenancy Agreement

Review and sign a transparent tenancy agreement prepared by our legal experts. We prioritise clarity and fairness in our contracts, outlining all terms and conditions upfront, including rent amounts, deposit requirements, and maintenance responsibilities.



Your Tenancy.

06

Deposit

Rest assured that your security deposit is in safe hands with Fraser & Co Estate Agents. We adhere to industry regulations and best practices, safeguarding your deposit in a government-approved tenancy deposit scheme for peace of mind.

07

Inventory Check

Before you move in, we'll conduct a comprehensive inventory check to document the condition of the property. This ensures transparency and accountability, minimising the risk of disputes over damages at the end of the tenancy.

08

Utilities

As you settle into your new home, it's important to understand your responsibilities and manage your utility bills effectively. Tenants are typically responsible for paying utility bills unless otherwise stated in the tenancy agreement.

09

Communication & Support

Throughout your tenancy, our dedicated team is here to provide ongoing support and communication. Whether you have questions about maintenance issues or need assistance with lease renewals, we're just a phone call away.

10

Move In

On the agreed-upon move-in date, collect the keys from our office and embark on a smooth transition into your new home. We'll ensure everything is in order, from arranging for meter readings to assisting with any last-minute arrangements.

11

End-of-Tenancy

When it's time to move out, count on Fraser & Co Estate Agents to facilitate a hassle-free end-of-tenancy process. We'll conduct a final inspection, handle the return of your deposit promptly, and assist with any necessary paperwork or arrangements.

Useful Information.

How to Rent Guide.

The How to Rent Guide is an online government document that provides advice to current and prospective tenants on the rental process in England and Wales. It details their rights and responsibilities as a tenant, as well as the legal obligations of landlords. Download guide here: www.gov.uk/government/publication/how-to-rent

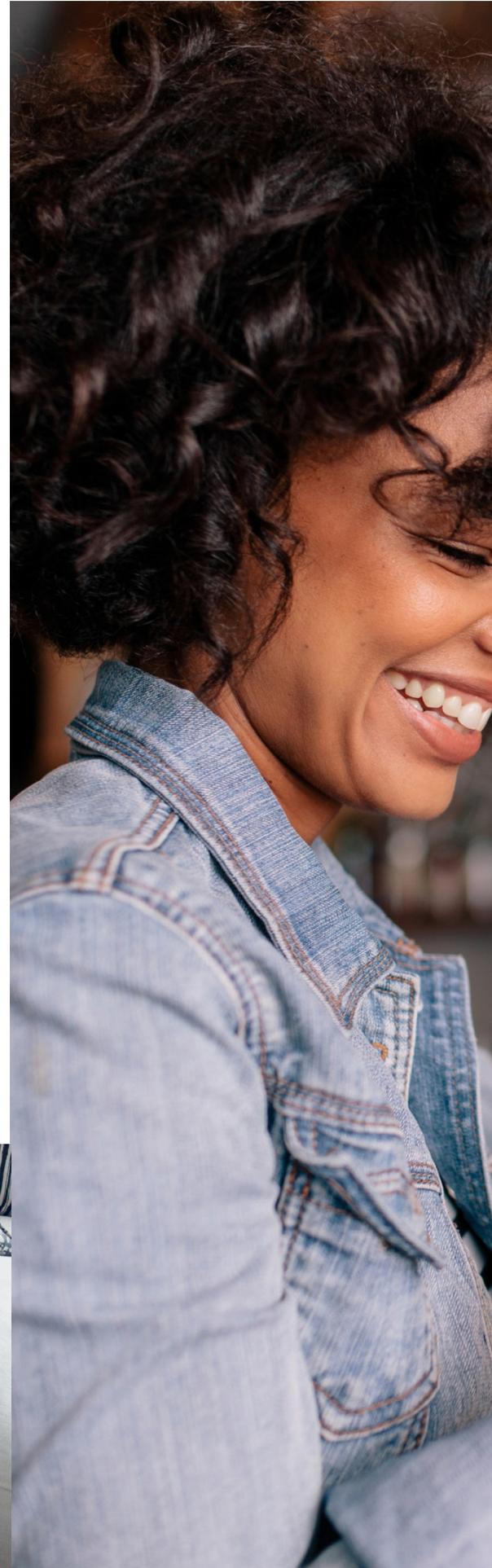
Tenancy Deposit Explained.

The Tenancy Deposit Scheme is a government-backed scheme in England that is designed to protect tenants' deposits and ensure that they are returned to them at the end of their tenancy.

When a tenant pays a deposit to a landlord or letting agent, the deposit must be protected by a TDS within 30 days of receipt. This means that the deposit is held in a designated account and cannot be released by the landlord or agent until the end of the tenancy.

The TDS also provides a free dispute resolution service, which allows tenants and landlords to resolve any disputes over the return of the deposit at the end of the tenancy. This can be done through mediation or, if necessary, through an independent adjudicator.

Your lettings agency will hold your deposit in a government approved scheme if your property is managed by them. Fraser & Co. does not hold any deposits and is not liable for any delays in payouts handled by the TDS.



fraser and co estate agents

property experts

property management

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Our Top Tips.

Best Practices for Utility Bills.

As you settle into your new home, it's important to understand your responsibilities and manage your utility bills effectively. We will also send you an email reminder once settled in.

Who is responsible for paying utility bills?

Tenants are typically responsible for paying utility bills unless otherwise stated in the tenancy agreement. It's crucial to ensure that your tenancy agreement clearly outlines who is responsible for each utility bill during your tenancy. This clarity helps avoid any confusion or disputes. In some cases, landlords may include utilities in the rent, but otherwise, the responsibility falls on you, the tenant. Read more on our website.

How to Prepare for a Mid-Tenancy Inspection.

We provide essential tips for tenants on preparing for a mid-tenancy property inspection. Understanding what to expect and how to organise can ensure a smooth process and maintain a positive relationship with your landlord.

How often should a rented property be inspected?

Property inspections are usually detailed within your tenancy agreement. Typically, they occur every six months to a year.

The inspection schedule is normally outlined at the beginning of the tenancy. Keep in mind that prolonged and frequent visits can be inconvenient, as you have the right to 'quiet enjoyment' of your home without frequent disturbances.

What should a mid-tenancy inspection cover?

Here's a helpful checklist of what Fraser & Co will likely cover during the inspection:

Overall condition: walls, floors, windows, doors, and outside spaces. Appliances: ensure all appliances are working and in good condition; note if any need replacing. Hot water and boiler: Check that the hot water system and boiler are in good condition or have been recently serviced. Smoke and carbon monoxide alarms: test to ensure they are in full working order. Electrics: Inspect for any signs of damage or issues you've mentioned.

Damp and mould: Common in bathrooms and kitchens, check for dark patches, flaky paintwork, or musty smells. Plumbing: look for leaks or dripping taps. Outside space: inspect for blocked drains, gutter issues, fence damage, or overgrown areas. Tenancy agreement breaches: look for evidence of smoking or unauthorised pets.



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