

Landlord checklist prior to letting

- Consent to Let received from the Mortgage Company (where applicable)
- Gas safety certificate
- Electrical safety certificate
- Portable appliance test (for all free-standing electrical items to be left for the tenant)
- Energy performance certificate prior to marketing ('E' Rating or above)
- Smoke detector to each floor
- Carbon monoxide detector (where there is a boiler and/or gas/solid fuel-burning appliance being provided)
- Professional clean throughout for tenancy start
- Garden tidied and cut-back for tenancy start
- Arrangement of a professional inventory
- Lock for the loft (if applicable) if out of bounds to the tenant
- Chimney swept (if applicable)
- Landlords' Buildings and Liability insurance cover in place
- 1x full set of keys per tenant (plus an additional set for Pennvale if managing the property)

