



The Complete Guide to Residential Letting

Tessa Shepperson

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"A must-read for every landlord, whether novice or expert." **National Landlords Association**

Residential Lettings is the definitive guide to creating and managing residential lettings. It is packed with real life landlord and tenancy tips and letting experiences, and has been written by one of the country's top specialists in landlord and tenant law, Tessa Shepperson.

"...useful to all landlords, from professionals with large rental portfolios to people letting rooms in their home... Covers everything landlords need to know about managing short-term residential lets. Written in a clear, easy to understand style." **Eastern Daily Press**

Step by step we take you through each one of the legal and practical issues that each landlord must confront, for every tenancy:

- How to prepare your rental property for tenants
- Houses in Multiple Occupation (HMOs)
- How to find the right tenant for you
- The terms you need in a tenancy agreement
- What to do with your tenant deposits
- Collecting and increasing rent
- Landlord duties to repair and maintain the rental property
- How to renew a tenancy
- How to evict problem tenants
- What to do at the end of a tenancy

Plus we give you plenty of sound, practical advice and real-life examples along the way.

"A well-researched and up-to-date title from an established and trusted specialist in the landlord sector, which no landlord should be without." **Landlord Magazine**

- So what exactly does it mean to be a landlord?
- What are your rights as a landlord?
- What can your tenants do? And what can't your tenants do?
- And what can you do about it?

Residential Lettings will tell you exactly what the legal obligations are that you are taking on under a tenancy agreement and talk you through your legal responsibilities. Landlords are subject to a plethora of regulations, and ignorance is no excuse under the law. This bestselling Landlord's Bible is now in its ninth edition and provides all the latest up-to-date information and tips that a landlord needs.

About the Author

Tessa Shepperson is a solicitor specialising in residential landlord and tenant work, concentrating on legal work for private residential landlords. She is also the author of *Taking in a Lodger - An Essential Legal Guide* and *Renting: The Essential Guide to Tenants' Rights*, which are also published by Lawpack.

Residential Lettings: The Complete Guide Contents:

1. The legal framework

- Licences and tenancies
- New tenancies, fixed-term and periodic tenancies

2. Initial considerations

- Achievable rent/financial considerations
- Local authority assistance and grants

3. Preparation of the property

- Permission for letting
- Safety regulations

4. Houses in multiple occupation (HMO)

- HMO exceptions
- HMO licensing

5. Finding a tenant and tenant checking

- Tenant referencing
- Housing Benefit tenants and claw-back

6. Tenancy agreements

- When a tenancy agreement is necessary
- Individual terms needed in the tenancy agreement

7. Deposits

- Dealing with deposits at the end of the tenancy
- How the tenancy deposit schemes work

8. During the tenancy

- Increasing the rent
- Repairing duties/access

9. Problem tenants and tenant eviction

- Grounds for possession
- Money claims

10. At the end of a tenancy

- When does the tenancy end?
- Handover procedure

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