

TENANT VETTING

Finding a good tenant is the single most important thing in letting a property. If you have a good tenant then problems can be dealt with comparatively easily as the tenant will be reasonable about them. A bad tenant is often nothing but trouble and once you have let them into your property it is difficult and time consuming to get them out. As a Landlord, there is very little you can do physically to stop them damaging your property while they are in occupation.

An ideal tenant will have a permanent job, will look after your property, and will want to stay there for a long time. Long term lets are preferable as this reduces the costs of letting and the periods of time the property is empty.

At "The Exchange Letting & Management Services" we recognise the importance of a good tenant, and by instructing us to market your property, you will have access to the services of MARAS, our chosen credit reference agency.

MARAS are specialists in the comprehensive vetting of prospective tenants for rental property, making independent judgements and producing professional reports on the facts provided to them.

As part of their service, MARAS provide at no extra charge an on-line tracking facility, allowing the applicant, the landlord, and the Agent to track the progress of individual applications to see what progress has been made and what information is awaited.

As registered Agents with MARAS, we also have access to their Partnership Programme Option. Included in this programme is the Free Adverse Tenant Search. As Agents we are able to search MARAS's database which holds hundreds of thousands of records including those of tenants who have defaulted, proven troublesome or where applications have not been recommended. By searching this database, we are able to carry out a 'pre check' on a prospective tenant to see if a match occurs before submitting an application for referencing.