



GOODWIN · FISH

Estate Agent

If you are considering renting a property through Goodwin Fish, we can ensure a simple journey to finding a new home. Here we share our top tips for renting a property; if you have any other questions or tips you would like to share with others, please [contact us](#).

Affordability

It is important to think about what you can afford to spend each month renting a property. Take into account other monthly costs including council tax, utility bills and travel costs in order to determine how much you can afford to spend on rent each month.

Most letting agents calculate affordability from your annual salary. There are other ways to secure a property if you are a student or self-employed; Goodwin Fish are experienced letting agents and can help you understand the options available to you.

The Property Ombudsman

The lettings industry is unregulated which means anybody can set up a lettings business. Goodwin Fish are a well-established member of The Property Ombudsman Scheme which gives you the peace of mind that you are well looked after.

Finding A Property

Before you start looking establish your property requirements. Consider the number of bedrooms, outdoor space and parking that you will require. When viewing properties take notes so you can compare with other properties that you have seen.

Have a walk around the area to check out the local amenities, consider a trial run using public transport if you commute to work and try to visit the property at different times of the day.

Securing A Property

Once you have agreed terms with the landlord you will be required to provide a rental deposit for the property, equating to a minimum of six weeks rent. The deposit will be registered in a protected Deposit Protection Scheme to safeguard your deposit.

Moving Day

Prepare for moving day by creating a checklist of jobs that need to be completed before and on the day, including:

- Book a removal firm
- Redirect post
- Inform key people and companies of your move date and new address
- Read the meters and inform utility companies

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255 Deansgate, Manchester, M3 4EN

TEL 0161 794 5000