

Getting ready to move



If you want to find a good property with a good landlord, you will need to understand what they are looking for in a tenant. You will also need to know what to look for when you view properties. Landlords will be more willing to let to you if you present yourself the right way. And you won't lose your money to dodgy scams if you know what to look out for.

By the end of this module you will have learned about:

- the different types of landlords
- what landlords expect
- how to look for and view properties.

1. Who are landlords and what do they expect?

Landlords own flats and houses and rent them out. **Some landlords are 'professional' – these are big investors and companies** that own and rent out a lot of properties.

There are also **individual buy-to-let landlords**. This means they usually own one home and invest in another to make money.

Some landlords are 'accidental'. These people didn't plan on being landlords – they may have inherited a property and are letting it out.

There are also **student landlords** letting to students, and **resident landlords**. Resident landlords own the property; live in it and rent out spare rooms.

Why does this matter? Understanding a little about the different types of landlord makes it easier to see things from their point of view. Understanding a landlord's point of view can be really helpful in building a successful relationship.

And whatever the type of landlord, it's important to remember that they are people too. **And they are likely to share similar worries about their property, their tenants and if they will be able to pay their own bills.**

It is always good to meet the landlord. Take the opportunity to get to know them and build up a relationship. You may find that you have things in common. You might both like cooking or support the same football team.

If you have a good relationship with your landlord it will be easier to solve any problems that arise and the more likely they will want you to stay in the property for a long time.

The type of landlord will affect how they feel about their property and how they sort out their own finances.

For example:

- Someone who has bought just one property to let, might be in real trouble if the tenant doesn't pay the rent on time, where as a big investor might be more flexible.
- An accidental landlord, who might be letting out a property where their grandmother used to live, might feel very attached to the property. Because of their feelings about it they may not want it to be redecorated. They may also know the neighbours very well and not want them disturbed by parties or noise.



Remember: You will not always know who your landlord is, but if you can it's good to get to know them.

All landlords have three key concerns.

They want:

- **the rent paid on time and in full**
- **no damage to their property**
- **no anti-social behaviour.**

If these things happen they will want to keep you as a tenant.



Recommended exercise

- Discuss different types of landlords and how they might feel about their properties.