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# **Choosing A Letting Agent - Tips And Advice**

Letting agents take all the hassle out of letting property, and you can go back to that dream of having your money work for you with very little effort needed on your part. The problem with using a letting agent is finding a company that will fulfill all of your requirements. If you get it wrong, your dream will very quickly turn into a nightmare.

What is vitally important is knowing that the company you choose will concentrate on helping you. What you must do before you decide on a letting agent to use is to spend some time researching the company's background. You need to know that you will be handing over your property to the capable hands of a competent organization.

When researching a particular letting agent, a web search is not going to cut it. Although the internet will probably help give you some information on a few letting agent, what you need to do is speak to someone that has used the same letting agent in the past. Gaining an impartial view on the company from a previous customer is vital for you to make your own decisions.

It is always sensible to choose a letting agent that is a member of a recognized organization. There are various organizations around the world that help to regulate the industry and a short internet search will bring up the common bodies in your area.

If you aim to choose a local letting agent, you can benefit from their local knowledge of the industry. On the other hand, if you choose a larger, national letting agent, you have access to their huge branch network of letting agents, so your property could gain more exposure to the market.

Remember that cheapest is not always best. Some agents charge you fees to be on their list of properties, others only charge on a no let, no fee basis. By using more than one letting agent, you will give your property a better chance, and greater exposure.

It is important to make a decision not on cost, but on the ability of the letting agent to demonstrate success and offer a comprehensive service. Choose an agent that lets properties similar to yours, can attract the right kind of tenant and also achieve the highest rental price possible.

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