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Letting Agents - Is It Worth You Using One?

Whether you are a landlord looking to remove some of the burden hanging around your neck or a tenant wanting a good renting experience, then it can be a good idea to deal with a letting agent. We've compiled this guide to tell you why. One key reason it can be good for tenants to use a letting agent is that the agent will help you find a suitable property. You'll then have peace of mind from knowing who you're dealing with as they can manage it for the landlord.

While it is ultimately the landlord's responsibility to protect the tenant's deposit and to keep it safe so they can get it back at the end of their tenancy, the letting agent appointed by a landlord can often manage it on their behalf. Letting agents tend to have lots of experience in the business so they know how to manage these things well. This gives peace of mind to both the tenant and landlord as they know an expert, skilled individual or company is looking after the money.

Both tenants and landlords can also benefit from good rent deals negotiated by a letting agent. It is in the interests of the letting agent to keep the landlord and tenants happy through giving them the best service they possibly can, as it's important that they keep their good reputation intact. Letting agents normally work on commission, so they'll work hard to get a good rent deal that satisfies everyone as well as boosts their management prospects for the future.

Another benefit of dealing with a letting agent is that they will have good contacts that can be called upon if anything goes wrong at the property. This is especially true of well-established letting agents, who will know lots of good tradesmen and will have a bank of people they get in to help if, for example, the property requires maintenance or other work doing. This takes the burden off both the tenant and landlord as the issue is managed by an intermediary.

One last bonus in using a letting agent is that the letting agent is in an ideal place to negotiate a solution to any disputes that may arise between the tenant and the landlord. They can effectively act as a buffer and keep any issues that may occur between tenant and landlord to a minimum. They also deal with the tenant directly, which means the landlord will be able to spend more time improving the property rather than dealing with the tenants.

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