

# NEWS

Operating across The South

Property Sales | Lettings | Management

## Now is the time to be a landlord...

- There is a high demand for rental properties particularly in the South with its accessibility to commuter links and areas of protected countryside.
- Low cost buy-to-let finance, coupled with a fixed term rate and a long term tenancy agreement with renewal clause, will provide financial security.
- The buy to let property is likely to also be a capital growth asset.
- Tax relief is still available to landlords to cover agency fees, including full management, which means any income or financial gain can be reasonably hassle free.
- There is likely to be a financial consequence to Covid and if you plan a longer term rental then you may be able protect yourself from any impending economic uncertainty.

**Using a professional agency to manage a tenanted property gives peace of mind to the landlord and the tenant. To discuss this further please call Kate Morton or Claudia Hunt on 02392 632 275**



FOR SALE

Hambledon

GP £2,250,000



TO LET

Droxford

£2,250 pcm excl

“

*The Country House Company has managed the letting of my house in Hambledon for ten years. They are expert at dealing with any house....They are highly efficient, remembering all aspects of paperwork and their professionalism is without question.*

”

## Main causes of tenancy deposit disputes and how to avoid them

The good news is that less than 1% of tenancy deposits protected by Tenancy Deposit Scheme are disputed at the end of a tenancy. However, the 1% that are disputed can be time consuming, costly and often avoidable. So it is worth looking at the most common causes and how to avoid a dispute.

- In the UK in 2020 47% of disputes were over cleaning, 43% cited damage to property, 29% redecoration, 18% rent arrears and 12% gardening.
- Clear communication at the beginning of the tenancy, professional management of expectations and good tenancy deposit process can help to reduce disputes.
- Ensure tenants understand that the property must be left in the same condition it was found (allowing for fair wear and tear).
- Be crystal clear about tenant and landlord responsibilities at the beginning of the tenancy.
- Include detail on the internal and external maintenance of the property.
- Always conduct a thorough inventory, check in and check out. Ensure the inventory clerk makes a note of every detail and includes many photographs in the report.
- Keep a clear record of all communication throughout the tenancy.
- If a dispute is unavoidable then tenants and landlords should be open to the option of mediation, which can save time and money on court costs.

**Ultimately the best advice we can give is to use a professional agency who are proficient, trained and experienced in the process of managing tenancies and disputes should they arise.**



FOR SALE

Hambledon

GP £985,000

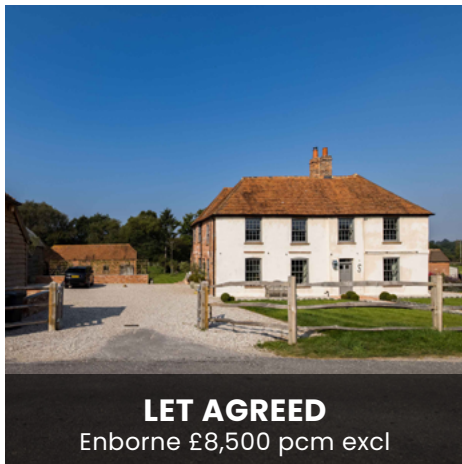


TO LET

Clanfield

£795 pcm excl





*The experts you can trust*

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