



ARLA.CO.UK/FIND-AGENT

ASK YOUR LETTING AGENT THESE THREE KEY QUESTIONS:

- 1** Which independent redress scheme do you belong to?
- 2** Is a full list of your fees and charges freely available as required by law?
- 3** Are you an ARLA Licensed member?

Recent legislative changes affecting landlords include:

- HMRC allowances for Wear & Tear
 - Danger do not use gas notices
 - Rent repayment orders
- Right to Rent checks and Immigration Act
- Retaliatory eviction
- Smoke and Carbon Monoxide alarms
- Deposit schemes
 - Gas Safety
 - Section 21

For advice on safe renting visit arla.co.uk/about-arla and choose from **Tenant Guides** or **Info for Landlords**

WHY
USE
AN



ARLA
LICENSED
LETTING
AGENT?

Promoting the highest standards in residential lettings

Part of the UK's leading Property Professionals Network

WHAT MAKES ARLA LICENSED AGENTS DIFFERENT?

- ✓ Backed up by Client Money Protection (CMP)
- ✓ Accounts are regularly independently inspected
- ✓ Professional indemnity insurance
- ✓ Understand and comply with complex legislative changes and best practice
- ✓ Attend regular training to keep skills and experience up-to-date
- ✓ Experienced and trained professionals
- ✓ Comply with the professional standards of the nationally recognised professional body for letting agents



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NOT ALL LETTING AGENTS ARE REGULATED

Is your agent keeping you safe and complying with the law? While there is no national mandatory regulation of letting agents and landlords, there is a complex web of law, regulation and codes of practice governing let residential properties.

PROTECTING YOUR MONEY

Every year tenants and landlords lose thousands of pounds and suffer distress through dealing with agents who are inexperienced and do not deal with client money in a professional manner.

ARLA Licensed letting agents hold your money in a designated client account and accounts are regularly subject to independent inspection. You will receive a professional service from an ARLA Licensed agent but if things go wrong neither tenants nor landlords will be left out of pocket.*

#LOOKFORTHELOGO

* Subject to Client Money Protection scheme limits and criteria.