



What is an HMO?

A House in Multiple Occupation can be one of the following:

- An entire house/flat let to three or more tenants who form two or more households, sharing a kitchen and bathroom.
- A house converted into bedsits let to three or more tenants who form two or more households.
- A converted house which contains one or more flats, not self-contained.
- A building converted entirely into self-contained flats.

Under the national mandatory licensing scheme, a HMO must be licensed if it is a building consisting of three or more storeys and is occupied by five or more tenants in two or more households.

How much will it cost me to let my property?

This depends on what level of service and how much support you require. At jdm Lettings, we offer three main services to try to cater to everybody's needs and budgets. Each service involves a different degree of service from jdm Lettings and the fees charged reflect this. For more information, please speak to one of our agents who will be able to advise you.

Why should I use a managing agent?

The fully managed service that jdm Lettings offers allows you to completely relax. It creates a professional distance between you and the tenancy and means you avoid dealing with all the bad bits like rent arrears and deposit disputes.

What expenses can be deducted from my taxable income?

Among the costs that are deductible are those incurred when repainting, replacing damaged furniture, purchasing building and contents insurance, cleaning, gardening and some improvements to the property. We recommend you use a qualified accountant to assist with any tax issues and returns.



Can I enter my property during the tenancy?

You need to give the tenant appropriate notice (as outlined in your tenancy agreement) before you enter the property.

Frequently Asked Questions

Buyer

Can I trust my tenant to take good care of my property?

It is impossible to guarantee that your tenant will look after your property, however at jdm Lettings we pride ourselves on choosing quality tenants for our landlords' properties. As part of our fully managed service, a professional from our property management team will carry out regular visits to check the condition of the property and report back.

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What if the tenant damages the property?

Either the tenant pays to fix the damage, or the cost for fixing is deducted from the tenant's security deposit at the end of the tenancy. However, fair wear and tear should be allowed for.

What if a tenant doesn't pay?

If you have instructed jdm Letting on either a fully managed or rent collection service, we will chase and manage all rental arrears. However, many landlords seek further protection against non-payment of rent. We also offer an insurance service, which we are happy to discuss further with you at any time.



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