

# Your weekly property insight.

- With Chris Tyson.



Contemporary,  
upmarket 3 bedroom  
apartment to let at the  
Point Waterfront

## Checking out your rental agent

Good rental agents are as vital to the buy-to-let process as finding the initial property. They save landlords time and frustration, but as with every relationship, there needs to be rapport.

Establishing that bond comes with asking the right questions so landlords can know their properties are in competent hands. Hiring a reputable agent who takes the time to undertake the essential checks and find a suitable client can potentially save landlords time and money in the long-run.

First on that list is establishing how long the agent has been handling rentals. This ascertains the level of experience demanded in troubleshooting potential curveballs.

It also sifts out the agents specialising in rentals from those merely using that element of the business to bolster sales commissions and could thus be inexperienced in the administrative side.

Next establish their qualifications and when they last updated their expertise. This means having a sound knowledge of the rental legislation and being equipped to wholly explain each clause within the lease agreement – increasingly vital given the demands for clear language. It also ensures the agent has the expertise to protect landlords from unsuitable tenants and unnecessary costs in the future.

Then, in working with your agent to find your tenant, the first issue they will undertake is screen and do background checks on the

3 bedroom en-suite luxury apartments to let at The Executive – R22 000 per month.



The Executive., Umhlanga



40 Amberfield, Howick

40 Amberfield –  
Spacious two bedrooms,  
two bathrooms unit to let  
in Howick. North facing  
in sought after  
Retirement village.

prospective tenant. That means checking their rental payment history, account payment history and employment history. While these checks cannot guarantee the rent will be paid on time, it is the basis for securing an understanding of the person looking to live in your property.

Rental agents must also ensure the lease complies with the Consumer Protection Act (CPA) and clearly outlines each party's responsibilities. Sound leases clarify what the landlord is liable to cover and what falls under the tenant's responsibility.

Finding a quality tenant is worth waiting for and paying for, so choose your agent carefully.

Advisory column sponsored by Tyson Properties.