

# GUIDE TO LEASING

At Lodgistics Estates we are keen to procure good standard properties. Through experience, we understand the importance of a well maintained property. In the long run this will alleviate any future management issues leaving you with complete peace of mind. For your convenience, please note that this guide to leasing your property is printer friendly.

## Please ensure that

- ✓ Your property is in a good decorative state.
- ✓ The kitchen has a fire door with self-closing device.
- ✓ There is a fire blanket, fire extinguisher and carbon monoxide detector in your property.
- ✓ There is a mains powered smoke alarm on each floor of the property.
- ✓ There is a mains wired heat detector in the kitchen.
- ✓ There is a carbon monoxide detector located near the boiler.
- ✓ The bathroom has a lock which can be opened from the outside.
- ✓ Each room has its own entrance, natural light and natural ventilation.
- ✓ Kitchens and bathrooms do not have carpets.
- ✓ Kitchens and bathrooms have enclosed light fittings.
- ✓ Any pipe work for boilers is boxed in.
- ✓ Each room has at least two double plug sockets.
- ✓ Windows are fitted with restrictors.

## **Please ensure you do not**

-  Have any exposed glass below waist height.
-  Have gaps in between banister rails that compromise child safety.
-  Have any electrical sockets on skirting boards.
-  Allow for the property to be presented with overgrown gardens.
-  Have any trip hazards anywhere in the property.
-  Have a connected gas heater.
-  Have any internal locks on doors other than bathrooms and toilets.
-  Have any blocked guttering.
-  Leave any rubbish or building waste anywhere on the premises.
-  Forget to have door numbers displayed and a working doorbell.
-  Forget to supply all keys for windows and letter boxes (if applicable).

 **020 3287 4499**

 **INFO@LODGISTICSESTATES.COM**