

## Finding a tenant

### How can I find tenants?

You can find tenants through recommendations from other landlords, letting agents, local newspapers, nearby colleges, hospitals.

### Who will manage my property?

Your house or flat can be managed by you or a letting agent.

### Can I manage the property myself?

This will be the cheapest method. However, you will need to know the rights and responsibilities of tenants and landlords. You can find out more information about this in Haringey Council's Landlord Guide.

### What happens if I use an agent?

The agent will find a tenant and manage the property on your behalf. Agents' fees can range from five per cent to 15 per cent of the rent depending on the level of service. You must remember to read the management agreement beforehand. Some agents belong to regulatory organisations. These are listed at the end of this sheet.

## Legal

HM Land Charges Department  
Plumer House, Tailyour Road, Crowhill, Plymouth PL6 5HY  
Tel: 01752 636 666  
[www.landreg.gov.uk](http://www.landreg.gov.uk)

HM Land Registry  
32 Lincolns Inn Field, London WC2A 3PH  
Tel: 020 7917 8888  
Fax: 020 7955 0110  
[www.landreg.gov.uk](http://www.landreg.gov.uk)

Law Society  
113 Chancery Lane, London WC2A 1PL  
Tel: 020 7242 1222  
Fax: 020 7831 0344  
email: [info.services@lawsociety.org.uk](mailto:info.services@lawsociety.org.uk)  
[www.lawsociety.org.uk](http://www.lawsociety.org.uk)

## Letting

### SLA

Small Landlords Association  
78 Tachbrook Street, London SW1V 2NA  
Tel: 020 7828 2445  
Fax: 020 7828 2446  
email: [info@landlords.org.uk](mailto:info@landlords.org.uk)  
[www.landlords.org.uk](http://www.landlords.org.uk)

### NFRL

National Federation of Residential Landlords  
Executive Office, PO Box 4840, Wimborne, Dorset BH21 3WZ  
Tel: 0845 456 0357  
Fax: 0845 456 0357  
Email: [info@nfrl.org.uk](mailto:info@nfrl.org.uk)  
[www.help4landlords.org](http://www.help4landlords.org)

## Regulatory bodies

### ARLA

Association of Residential Letting Agents  
Maple House, 53-58 Woodside Road, Amersham, Bucks HP6 6AA  
Tel: 01494 431 680  
Fax: 01494 431 530  
email: [info@arla.co.uk](mailto:info@arla.co.uk)  
[www.arla.co.uk](http://www.arla.co.uk)

### NAEA

National Association of Estate Agents  
Arbon House, 21 Jury Street, Warwick CV34 4EH  
Tel: 01926 496 800  
Fax: 01926 400 953  
email: [info@naea.co.uk](mailto:info@naea.co.uk)  
[www.naea.co.uk](http://www.naea.co.uk)

### NALS

The National Approved Letting Scheme  
Warwick Corner, 42 Warwick Road, Kenilworth, Warwickshire CV8 1HE  
Tel: 01926 866 633  
Fax: 01926 866 644  
email: [info@nalscheme.co.uk](mailto:info@nalscheme.co.uk)  
[www.nalsscheme.co.uk](http://www.nalsscheme.co.uk)

RICS  
Royal Institute of Chartered Surveyors  
Surveyors Court, Westwood Way, Coventry CV4 8JE  
Tel: 0207 222 7000  
Fax: 0207 334 3811  
[www.rics.org](http://www.rics.org)

## **Taxation**

Chartered Institute of Taxation  
12 Upper Belgrave Street, London SW1X 8BB  
Tel: 020 7235 9381  
Fax: 020 7235 2562  
email: [post@tax.org.uk](mailto:post@tax.org.uk)  
[www.tax.org.uk](http://www.tax.org.uk)