

Lynsey Schipper, Head of Lettings at **Lurot Brand**



“The best tenants are those with a track record. How long have they have lived in their current property, would their current landlord let to them again and have they paid their rent on time, are all questions that a good referencing company will endeavour to confirm and good agents will begin to glean from the first meeting with prospective tenants. From experience it could be wise to avoid a tenant suddenly making a huge jump up in terms of the rent they are paying, they will almost certainly be dissatisfied and this can lead them to become troublesome tenants.

For deposits, the most the incoming tenant is willing to pay is a landlord’s best bet, particularly while we are free from high interest rates and deposits are protected. A good tenant should have few qualms about handing over a large deposit. ID MUST be checked via the original document with tenants bringing passports into an office rather than agents accepting an emailed copy. Any tenant making a fuss about paying too high a deposit should be asked about their previous experiences, there are of course two sides to every story....”

Courtesy : [DBPR](#)