

Special Edition
29th June 2016

Wrexham Property Market Newsletter



Craig Swire

Author of the Wrexham
Property Market Newsletter
& Blog

Sponsored by
HelpMeRent.co.uk

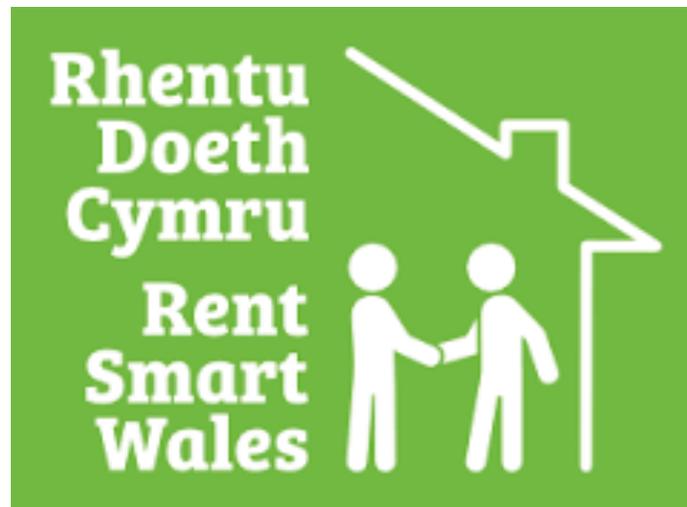
*Wrexham Property
Market Newsletter
is a new local
property
information
newsletter & blog.*

*Find us on-line by
googling Wrexham
Property Market
Newsletter Blog*

Wrexham landlords face huge fines and penalties for not registering their rental properties

“What is Rent Smart Wales” and “how does it affect me?” Landlords across North Wales have been calling me over the last few weeks to find out about this new law and to ask “what do I need to do”. There’s no two ways about it, Rent Smart Wales [RSW] is coming and there will be penalties for those Landlords who;

- * Do not register themselves as Landlords
- * Do not get licensed **OR** do not employ a Licensed Letting Agent



Rent Smart Wales [RSW] part of The Housing Wales Act 2014

The consequences for not registering and arranging the licensing for your Wrexham buy-to-let property

- A fine which has yet to be determined
- Being declared as NOT fit & proper
- You will not be allowed to manage your own rental property
- Revocation of registration for providing false or misleading information

<http://wrexhampropertymarketnewsletter.blogspot.co.uk>

Find Your
Local Rent
Smart Wales
Licensed
Agent By
Calling Craig
the Author of
**Wrexham
Property
Market
Newsletter on
01978 799 588**

There Is Still
Time

Act Now !

‘‘The
Licensing
Application
Will Look @
Whether A
Landlord Is Fit
& Proper To
Manage their
Own Rental
Properties’’

Rent Smart Wales in Wrexham.. what YOU NEED to know !

As part of the new rules landlords must register themselves and declare ownership of any properties they partly, jointly or solely own. The administration for the licensing has been granted to Cardiff Council, and there is a four stage process to licensing;

Step 1 – Create a personal account & complete an on-line [£33.50] or paper [£80.50] registration form; to declare ownership of any properties that you own

Step 2 – Employ a licensed letting agent **OR** book onto a training course [from £20 on-line or £100 to attend a day course]

Step 3 – If you have employed a licensed letting agent you can now take a step back **OR** you must now complete a Landlord | Agent license application form & pay the appropriate fee [A landlord license is **£144 if bought on-line or £186 if done on paper**]

Step 4 – Sit back & let your agent take over **OR** receive a 5-year license to manage your rental properties.

A license is required if a landlord does **ANY** of the following things themselves:

- Arranging or conducting viewings with prospective tenants
- Referencing prospective tenants
- Preparing or overseeing the arrangement of the tenancy agreement
- Preparing, or arranging the inventory or schedule of condition

OR

- Collect / receive rent
- Are the principal point of contact with the tenant
- Make arrangements with a person to carry out repairs
- Check the contents or condition of a property, as part of a current tenancy or one which has ended
- Serve notice to terminate a tenancy

‘‘COST TO COMPLY’’

Registration min £33.50

Training from £20 - £100

Cost of License £144

Follow My 4 Step Process

Wrexham landlords still have time to act

There is still a little bit of time to act as the date for becoming licensed is set at 23rd November 2016 however, beware that the process can take up to 8 weeks depending on where you complete your training.

Steps you can take to comply with the new rules:

1 – Read all about the new RSW rules here: www.rentsmart.gov.wales/en/

2 – Create your personal account & complete your initial landlord registration ASAP

3 – Employ a **licensed** Letting Agent, they will be able to guide you through the process and ensure you are fully compliant before the deadline

To find your local **Rent Smart Wales Licensed Agent** call **Craig Swire** – your local property specialist.

Tel: 01978 799 588

Mobile: 0787 237 6768

E-Mail: info@HelpMeRent.co.uk

<http://wrexhampropertymarketnewsletter.blogspot.co.uk>