



## HMO Landlord Essentials List

If you are setting up an HMO the aim is to fill the property with good tenants who will look after the property as if it was their own and to live as comfortable as possible. These are the ingredients required to ensure you achieve maximum occupancy with little void periods.

The question is how do you set up your HMO so that everyone living there is happy?

We have researched this by speaking to other landlords, experts and even tenants to come up with this near perfect list, which we recommend is a good way forward to get there.

- **Furnishing & Finishing your HMO:** make sure the décor, flooring, fixtures and fittings are looking as close to new as possible (we don't mean go out and install new kitchens bathrooms). Revamp the existing fixtures and repaint where necessary



keeping your costs as low as possible.

- **Shopping List for Furniture:** Be consistent in your choices of furniture unless you are looking to achieve a separate theme in each room. Remember you get what you pay for, so if you pay £100 for a bed don't expect it to last as long as a bed that costs £250. Beds are one item that are broken and replaced more often than most other items.



- **Kitchen Appliances:** When buying your appliances look around for the deals available at that time (when buying a tumble dryer purchase a sensor condenser to stop tenants running it when clothes are dry or leaving it on for hours causing high electric bills, alternatively install a coin meter for this appliance). Again when buying these items take into consideration the amount of use they will get.



- **Supplying TVs:** This is a question that is asked a lot. The standard answer is in a communal living area if you have room then yes. In our experience the cost of a small flat screen TV with wall bracket are very cheap to purchase so our advice is place a TV in each room fixed to the wall. For the cost of this item a tenant is more likely to select a room with its own TV fitted. You are looking for your tenants to feel at home and looking to keep them happy and stay as long as possible so every little detail helps.



- **Finishing the property:** As with creating a shopping list with the furniture, do the same for items to dress the property. Look at some images on the internet and decide on the type of finish or look you are trying to achieve, whether you are looking to give your property the industrial look, country look or modern minimalistic look there are many finishes you can use to make your property look amazing and comfortable for your tenants. Choose pictures art or ornaments that will be robust or that will be out of the way of being damaged.



- **The Small Touches:** It is always important to remember that the people moving in to your property will be living in it as if it is their own home. When you're putting the finishing touches to the property many things are overlooked easily. Items such as cutlery, cooking utensils and tin openers. When you create your shopping lists, envisage it is your first home and you need to buy the items you will need to set up your new home. Your tenants will most of the time will turn up and expect to live in the property. This does not mean you need to buy them duvets and pillows, just the essential to cook, clean and eat with.



Getting your HMO right is an important task and getting it right will ensure you gain maximum occupancy. This includes that your property or investment is managed by a well-equipped, well organised and knowledgeable team. Get a Room Online works hard with every one of its landlords to ensure that the management of their properties is tailor made to suit their needs. Some landlords like to have some involvement more than others and some of our landlords are overseas and require more. We aim to make sure you get the service you deserve and kept up to date regularly with the status of your property. Our fees reflect our service and abilities.

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