Richard Kendall
Lettings

GUIDE TO SWITCHING LETTING AGENTS MADE SIMPLE



For landlords who want better communication, stronger management and a smoother service.

Changing letting agents can feel like a hassle, but it is often much simpler than landlords expect. If your current agent is slow to respond, reactive rather than proactive, or leaving you unsure about compliance, it may be time to review your options. This guide explains the warning signs, the switching process and how Richard Kendall Lettings can help.

IS YOUR CURRENT AGENT DOING ENOUGH?

- You are always chasing for updates
- Maintenance only gets dealt with when it becomes urgent
- You rarely hear about inspections
- You are unsure if the rent still reflects the market
- Legislation changes feel confusing
- Communication with tenants feels reactive
- You are not confident all paperwork is up to date
- You feel you are paying for management without getting a proactive service

> “You shouldn’t feel like you are managing your managing agent.”

Better communication and faster updates

Proactive management that protects your investment

Compliance confidence and expert guidance

Stronger returns through better advice and market knowledge

Richard Kendall Lettings

SWITCHING CAN BE SIMPLER THAN YOU THINK



If you already have a property under management, changing agents may be more straightforward than you expect. The key is understanding your current agreement and planning a smooth handover.

1

Speak to us

Tell us about your property, your tenancy and what is not working with your current arrangement.

2

Check your agreement

Review your current agent's terms, notice period and any fees that may apply.

3

Instruct Richard Kendall

Once you are ready to move forward, we will explain the next steps and agree a takeover date.

4

Handover the paperwork

This may include tenancy documents, deposit details, certificates, keys, inspection records and rent history.

5

We take over management

We contact the tenant where required and take over the day-to-day management from the agreed date.

WHAT IS USUALLY TRANSFERRED?

- Tenancy agreement and tenant details
- Deposit protection information
- Rent statements and payment history
- Gas, electrical and EPC documents
- Inventory and inspection records
- Maintenance history and keys

> "Our aim is simple: minimum disruption for you and minimum disruption for your tenant."

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Richard Kendall Rental Department | 4 Cluntergate, Horbury, WF4 5AG | 01924 260022 | rented@richardkendall.co.uk

WHAT LANDLORDS SHOULD EXPECT FROM A GOOD LETTING AGENT

- CLEAR COMMUNICATION
- PROACTIVE MAINTENANCE
- REGULAR COMPLIANCE AND SAFETY INSPECTIONS
- RENT REVIEWS
- COMPLIANCE GUIDANCE
- TENANT MANAGEMENT

WHY RICHARD KENDALL LETTINGS?

- Nearly 60 years of property experience
- Proactive, local and knowledgaable
- Qualified lettings professionals
- Approximately 1000 managed rental properties
- More than 500 lets handled each year
- Open 7 days a week

We believe management should do more than collect the rent. It should protect your investment, support your tenant and give you confidence that your property is being looked after property.

> “Property management should not be reactive. It should be planned, professional and proactive.”

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START WITH A FREE LANDLORD HEALTH CHECK

If you are unsure whether to switch, start with a conversation. A simple review can help you understand where your tenancy stands and whether your current arrangement is giving you the service and protection you need.



OUR HEALTH CHECK CAN HELP REVIEW:

- Current rental value
- Property condition
- Safety certificates and compliance
- Maintenance issues
- Paperwork and tenancy records
- Overall rental performance

WHY LANDLORDS SWITCH TO US

- Better communication
- Faster, more proactive management
- Greater confidence in compliance
- Stronger local market advice
- A team that treats your property like an asset

“Your property. Your investment. Your choice of agent.”

Speak to the Richard Kendall Rental Department today

- Free rental valuation
- Free landlord health check

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