



Renting a property with Godfrey Living

Godfrey Living is an independent estate and lettings agency with a vast range of stunning properties to rent across Brighton and Hove and the surrounding areas. We make the process of finding a property to rent easy and enjoyable, and then continue to provide an exceptional level of service to our tenants, with a 24-hour maintenance and repairs line and fast response times.

godfreyliving.com

Stress-free renting, allowing you to get on with living

Whether you're waiting to get on the property ladder, have got a new job, are trying out a different area or style of property for size, or moving in with a friend/partner for the first time, renting offers amazing flexibility. Even if it's not forever, we know you're still looking for that perfect place to make your own and call home.

We draw on our local knowledge and extensive professional experience to facilitate a smooth and stress-free renting journey, and make innovative use of technology to give you easy access to your tenancy information and documents. Renting couldn't be easier, with Godfrey Living.





We operate based on transparency, trust, and integrity

We ensure all our landlords and properties are fully compliant with all UK renting regulations and requirements, and will arrange for all parties to sign a tenancy agreement that gives you full legal protection throughout your tenancy and makes your rights and responsibilities crystal clear. We are at the forefront of the lettings field, and only represent landlords and properties that are safe, well-presented, and well-cared for.

Godfrey Living are regulated by the Property Ombudsman, a Member of the Approved Code of Trading Standards, and Gold Award winners in the UK Considerate Construction Programme.



Our 5-step process for renting a property

We know that renting can be stressful, especially in Brighton and Hove, where the private lettings sector is particularly busy and fast-moving. There are a multitude of boxes to tick and checks that need to be carried out before you can get the keys to your new home, and it can seem like a long and complex process. We take a fresh and innovative approach to lettings, acting as your guide and advisor throughout, helping you to find a property, secure it, and complete the required tasks and documentation as quickly as possible. To make the process easier to digest, we've broken it down into five steps, showing how we can add value and support you at each stage.





Getting your finances in order

Before you can start searching for and viewing potential rental properties, you need to get your finances in order and establish your budget. It goes without saying that you will need to provide evidence of your ability to afford and pay rent each month, so evidence of employment or regular income will be required — typically, this is three months' payslips and/or a letter from your employer/accountant.

When providing financial information, you need to remember that this will be checked and verified by us on behalf of your prospective landlord, so make sure you have everything in order and you're likely to pass a credit check — this is essential if you're to be considered as a potential tenant. If you have any outstanding debt, now is a good time to pay back anything you can, and if you've missed a payment recently, it might be worth checking your credit score online before proceeding with an application.



Setting your budget

Once you've got your finances in order, and have a good understanding of all the different ongoing costs associated with renting a property, you are in a position to work out your budget. This is what you can comfortably afford to allocate to rent each month, still leaving you with enough to meet your other financial responsibilities, enjoy your life and pursue other goals and interests, and have some contingency left over for emergencies.

It's not just the rent that you need to budget for. You will need to pay a (refundable) holding deposit upfront, plus a deposit to the landlord. Then, depending on the property, you will also be required to cover some or all of the utilities, as well as council tax, parking permits (if needed), and any relevant insurance. Before you set your heart on your dream property in an ideal location, be sure you will be able to afford to enjoy it once you've paid your bills each month. On the next page, we've provided our top tips for budgeting for a new rental property.

Budgeting for a rental property

At Godfrey Living, we are always on hand to assist and advise — we will do whatever we can to support you and get you moving as soon as possible. As such, below we've provided some of our top tips on budgeting for a new rental property:

- **Get to grips with your financial situation:** total up your income and your outgoings, and be honest with yourself — this isn't a test you need to pass, it's you who will have to live off what's left over, and the novelty of a new home will soon wear off if you can't afford to enjoy it.
- **Add up the initial upfront costs** (e.g., deposit, estimated moving costs and any furniture you will need to purchase) and work out how you will fund these.
- **Work out what the ongoing costs will be** — go for an upper estimate on any utilities, to avoid unpleasant surprises — then look back at your income/ outgoings, is there enough to cover everything?





- **Check the council tax banding:** this can be a nasty shock if you haven't checked in advance, especially if you're moving on from a student let where you will have been exempt.
- **Plan out your new commute:** how will you be getting to work each day? Will the cost of your commute change at all?
- **Have a contingency budget** — if you can 'just about' meet the expected ongoing costs each month, you can't afford it. Life happens, and unexpected costs will arise, you need to be sure you'll be able to meet your financial responsibilities in bad times as well as good, so make sure you have a cushion each month, or savings to dip into if necessary.

Once you've worked your way through these, you should have a good handle on your current financial situation. We can then work with you to find the most appropriate rental properties on the market that suit your budget, lifestyle, and needs, knowing that you are fully prepared for the financial implications of any decision you make.



Finding the right property

Many people are now choosing to rent long-term, in which case, the decision of which property to rent can have a huge impact on your lifestyle and happiness. It's therefore important not to rush into a quick decision before weighing up all the relevant factors. Don't be afraid to ask questions — all our team know our properties and landlords inside out, and want to match the right tenants to the right homes to give everyone the best experience.

Viewing properties can be an exciting and emotive experience, and it helps to make a list of the features that you absolutely need to have in a property so that you can base your decision on what you know is important to your life, rather than getting swept away by a fancy kitchen or dream bathroom. Think about location, number of bedrooms, travel links, schools, and local amenities — if you're planning a longer-term tenancy, think also about how your needs might change in the future, for instance if you're planning to start a family. Equally, identify what you'd be happy to compromise on, if it meant a shorter commute, a great location, or extra space.



Tenancy agreement

Once you have found a property, you'll be required to pay a holding deposit and then submit the required documentation for checking and referencing. Then, you'll be given a tenancy agreement to sign, most commonly an 'assured shorthold tenancy'. Ensuring a good tenancy agreement is in place is an essential obligation of the landlord, and will protect all parties from the outset, clearly setting out your rights and responsibilities for the duration of your tenancy.

Typical things that are clarified in the agreement are the term of the agreement; the date tenancy commences; the date each month that rent is due, and how it is to be paid; the deposit amount and where it will be held (e.g. in a government-approved custodial scheme, or an insurance-based scheme); who has responsibility for utilities and whether, for example, water rates are included within the rental price. It may also include a copy of the inventory and explain how it has been prepared. The inventory should be completed on check-in and check-out of the property.



Deposit protection schemes

As part of our commitment to transparency and integrity in everything we do, we ensure your deposit is held and protected in a government-backed deposit protection scheme, either DPS (Deposit Protection Services) or the TDS (Tenancy Deposit Scheme). This, combined with a thorough inventory on check-in and check-out, gives you total peace of mind that no unfair deductions can be taken from your deposit when you vacate the property.

Under a deposit protection scheme, the initial deposit you pay the landlord to be held as a security against any possible damage caused or unpaid rent, is held by an independent third party, in our case either DPS or the TDS. At the end of your tenancy, your landlord will inform the provider of any proposed deductions and the reasons for these; you will then be informed of the deposit amount to be returned to you and given the option to accept or dispute any deductions. These providers also offer an impartial dispute resolution service, should it be needed.



Repairs & maintenance

The landlord will expect you to look after the property as if it were your own, which means keeping on top of maintenance and cleaning so that it stays well looked after and well presented. They may also instruct us to carry out spot checks and inspections (always with 24 hours' written notice) — this serves everyone, as the landlord is assured their property is in good hands, and you are ensured the best possible living conditions.

Nevertheless, life happens. Things break, equipment is faulty, and wear and tear is to be expected. Be sure to report anything you feel is not up to scratch, and any repairs or larger maintenance tasks that need taking care of. With our 24-hour maintenance and repairs team, we'll make sure any issues or faults are taken care of swiftly.



Why Godfrey Living

We have unrivalled understanding of and access to the Brighton and Hove rental market, a wealth of local contacts, and decades of experience at our disposal. Our dedicated team is committed to excellence, and we continue to help and support tenants in the Brighton and Hove area by providing a professional, reliable, and fuss-free renting experience.

We know that renters in Brighton and Hove are looking for a high-quality home that enables them to get the best out of life in our great city. From helping find you a property, to processing your application and carrying out your reference checks, to the continuing support and reassurance we provide through our 24-hour maintenance service, we are here to make your renting experience as easy and stress-free as possible.

Our expert team

The lettings team at Godfrey Living comprises professionals from diverse property backgrounds, who are highly skilled in all aspects of property management. There's no situation they haven't navigated, and whatever support or assistance you need while renting with Godfrey Living, they will be able to provide. Whether your heating has broken, you can't find the electric meter, or you've locked yourself out, you can be assured of a helpful response and quick resolution.

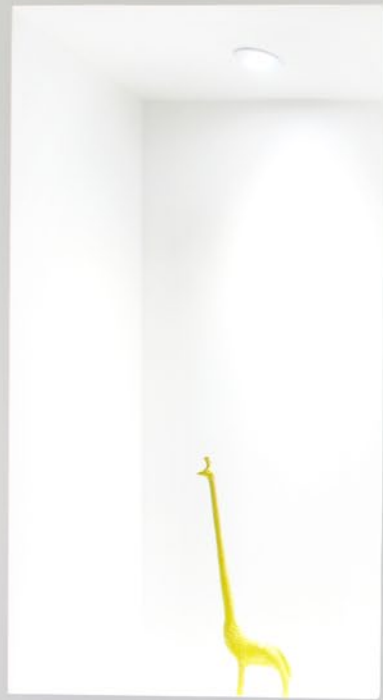
Our ethos

The Godfrey Living ethos is built on clarity, focus and objectivity, all of which are key to our engagement with tenants and our approach to lettings and property management. We believe in full transparency, always, so you won't find any small print or hidden clauses. Property is personal, and our intuitive approach places relationships at the heart of what we do, aiming to facilitate long and happy tenancies wherever possible.



“Godfrey Living have been amazing. I’ve had very few issues, but when I have they’ve responded incredibly quickly, kept me up to date with the situation, and resolved the issue quickly. I would 100% rent with them again.”

Amy H





Lettings made simple.
Let us show you how...

7 St Georges Road
Kemp Town
Brighton BN2 1EB

01273 623003
info@godfreyliving.com

godfreyliving.com