



8 Ways To Make
Your Tenants Feel
More At Home

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Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped countless landlords to let their properties.

Tenants want to feel at home whether they actually own the space or not and restrictions in rental agreements can sometimes dishearten tenants and make them feel like they are in someone else's space. A tenant who feels at home and like they can really sink their teeth into a space, is a tenant that stays.

There are many ways to allow your tenants to create beautiful spaces without making permanent or expensive changes.

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson



Walls - Paint & Wallpaper

Consider allowing tenants to paint walls, provided they pre approve the colour with you and pay for the materials themselves. Perhaps you could come to an agreement that they change the paint colour back to the original upon vacating. It can be a great way to allow a tenant to feel like the space belongs to them.

If that's not an option, recommend temporary wallpaper or removable decals to create feature walls.



Walls - Hanging Artwork

Art and photo's are also a great way of injecting their own personality into a space. Consider allowing them to add additional hooks into walls to make the space their own.

Consider having a conversation with your tenants or adding it into your tenancy agreement that any additional hooks must be removed and patched up upon vacating.

If this is a definitely no for you, remind them about options like command hooks that don't leave any marks behind once removed or consider adding a peg board or cork board for them to pin important visual aspects onto.



Storage

Where possible, give your tenants the option to remove a piece of furniture from the property and store it for them.

Allowing them to remove a piece of furniture they particularly dislike, or to make space for their own piece that functions well for them will give them a sense of ownership over their space.

Perhaps they don't have a need for it or it clashes heavily with their personal style, its important that their space works for them in a practical sense as well as an emotional and aesthetic sense.



Window Trimmings

Some tenants prefer blinds, others are more traditional and prefer curtains. If possible, give them the option of which trimmings they prefer for each room.

Once you own the blinds and curtain rails, they are easy to swop out and you could even consider passing off the cost of this to them.

If its not something they can afford right away, it will be comforting and appreciated for them to know that they do have the option, and that you are accommodating.



Aesthetic Upgrades

Landlords are responsible for maintenance but usually don't do any upgrades unless its for health & safety.

Consider asking your tenant what aesthetic changes have come across their mind during their stay and see if you are able to reasonably accommodate them.

This could be switching out hardware such as cupboard and door handles which is relatively inexpensive but makes a big visual impact, or repainting a dresser or table that is looking a little worn.

Small upgrades that show your tenant you care will keep them happy for longer, and in the long term only add value to what is still your property and furnishings.



Pets

Consider letting your tenant own a pet, provided it is covered in your rental agreement and that you are protected against possible damages.

Pets give tenants something to come home to, and another living creature associated with them in the space that they live will only make them feel more at home.

It's also shown that tenants with pets tend to stay in their living arrangements for longer than tenants without pets.

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Keep in mind also that over half of Britain own pets, so its very likely that its something your tenant, or future tenants might be specifically searching for.



Plants

In 2020, the word "Garden" was the most used search term by renters on a popular property portal. Tenants want to feel surrounded by nature.

Add lots of plants to your property that are easy to care for, or if you do have a garden, make sure that it is well manicured with lots of colourful flowers. This is a huge draw card for tenants and will definitely make them feel like they have found something special when it comes to your property.



Bills Included

Consider calculating a fee for your property that is all inclusive.

Tenants might not actually be saving money by paying an all inclusive fee, but the psychology behind paying one fee for everything is impactful and will make tenants feel like they have less bills to pay and less costs to keep track of again making them feel more at ease and comfortable living at your property.



Why we can help you

Selecting the best agent to help you let your property is a big decision, with most landlords being busy people, you need a lettings partner who can look after your investment - ensuring it gives you a consistent return, whilst remaining compliant with the legislation. Here's why we like to think you'd be wise to choose us to work for you.

Experience

We've been helping landlords in Bassetlaw let their since 2020, collectively our team has more than 40 years experience, and during that time we have helped hundreds of landlords.

Marketing

With the largest following on social media of any estate agency in Bassetlaw, AI targeted advertising, presenter led videos and virtual tours we can offer the greatest level of market exposure in the district. Simply put - we place properties on more screens and in front of more buyers - giving you a better chance of securing a sale.

Tenancy Management

With 170 pieces of legislation and the new Renters Rights Bill governing tenancies in England, letting a property is a minefield for landlords to navigate.

With legislation breaches ending in hefty fines, banning orders, prosecution and the inability to evict a tenant, it is essential that landlords choose a professional letting agent to manage their tenancies for them to remove their own personal liability.

Nicholsons have a dedicated professional tenancy management department staffed by qualified lettings experts, to ensure that all of the legislation is followed to the letter - protecting both you and your investment property.

What's more - experience shows that properly managed tenancies tend to be longer tenancies, reducing your long term costs for tenant finds and new tenancy set ups.

Reviews



I'm letting my home from Australia after emigrating and I can't speak to how helpful Mark and his staff have been. They have been responsive and helpful the whole time, even helping with the time difference and being able to make calls.

Great service from the ground up.

Thanks for everything.

Rob

Need further help?

Get in touch by using the contact numbers or email address below.

Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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