

# Get a good agent to let your home



By Philip Suter

PHILIP Suter – head of Residential Lettings at Frank Farr, with offices in Iver and Beaconsfield – offers words of caution to anyone thinking of letting a house.

Estate agents find they cannot sell some properties in the current market, and some have decided to start letting. Individuals have also realised the demand for letting agents and have set themselves up, some with no previous experience and even working from home.

Philip Suter points out the complexity of the legal requirements of letting and suggests these new agents may not have the knowledge to advise clients effectively, especially when things go wrong.

Clients have been advised there is no need to take up proper enquiries on prospective tenants, so they can move in quickly. Agents have reassured clients by suggesting a Legal Protection Insurance Policy with has a rental guarantee section, but he advises reading the small print of any policy before signing it.

In recent cases, victims of tenants who disappear owing rent have not been able to claim under the rental guarantee. The insurance companies will only pay out if they have first taken the defaulting tenants to court and the tenants have then failed to pay up according to the court order. Even then, the process can take six months.

Your home is normally your most expensive asset. Philip Suter advises using a

letting agent with a good track record, approved by the main building societies.

His agency at Frank Farr is a member of the Association of Residential Letting Agents. It has to comply with the code of practice and regulations laid down by the National Association of Estate Agents and the Royal Institute of Chartered Surveyors.

It offers FREE professional friendly advice and a comprehensive brochure on the complex problem of letting out your home. Contact Philip Suter and his staff on 0753 655600 (Iver) or 0494 676266 (Beaconsfield).

## High rate and instant access

HIGH interest rates and instant access to savings, with no penalties, are offered by National and Provincial Building Society with their Instant Reserve account.

From now until 7 September, new Instant Reserve customers can earn an extra one per cent gross interest just by leaving the opening balance in their account for the first month.

The extra interest is paid on the opening balance for one month from the date on which the account is opened. It will be credited to the account at the next interest payment date (1 March 1992) provided the account is still open at that time.

As a bonus, the minimum opening balance of the account has now been reduced from £500 to just £1

The extra interest offer is part of a cam-

paign by National and Provincial to encourage people to examine their spending and saving habits and effectively plan their financial arrangements in a way which best suits their individual needs.

Instant Reserve accounts come with seven tiers of interest, from a gross rate of 6.5 per cent on the lowest band (£1 to £500) to 11.6 per cent gross on the highest band (over £50,000).

N and P state with pride that their interest rates are currently among the best offered by the top banks and building societies on comparable accounts.

Marketing manager Steve Clode says: "Instant Reserve offers the flexibility of instant access combined with excellent interest rates. We believe it will prove highly attractive to savers."