

Waterside Press, Hampshire

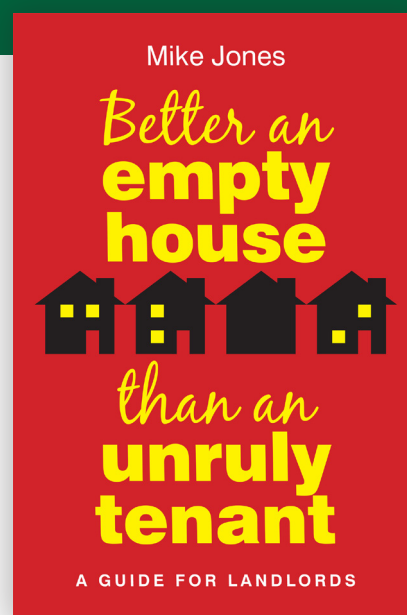
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Advance Information

Title	Better An Empty House Than An Unruly Tenant	
Subtitle	A Guide for Landlords	
Author	Mike Jones	Foreword Dorian Gonsalves
Publisher	Waterside Press Ltd	
Format	Paperback, 234x156mm, 224 pages	
ISBNs	978-1-914603-23-5	
Price	£20.00	Rights Worldwide
Publication	7 September 2022	Edition 1st
Category	property guides, property investment, housing	
Subjects	KJMV4=Management of real estate, property and plant; LNSH=Land and real estate law.	
Who will buy it?	Would be (even experienced) landlords, letting agents, property investors, librarians and anyone involved in renting out residential property.	



Better An Empty House brims with information for anyone thinking of letting or investing in a residential property (including buy-to-let). Based on experiences from his long career, including as co-founder of a successful lettings and property sales agency, author Mike Jones imparts his wisdom on key aspects of this vibrant, fast-moving and challenging industry.

The result is a refreshingly honest and informative account of a topic about which both would be and even seasoned landlords need sound guidance. From finding a property to the merits and demerits of houses, flats, apartments, studios and annexes, areas of risk, property management, inventories, periodic inspections, decor and how to prepare a property for letting, to practical tips and legal issues, the author excels in explaining the rental industry in straightforward terms.

Key Selling Points

- **A one-stop guide for landlords and investors**
- **Looks at practical and legal issues**
- **Warns of the pitfalls and risks**
- **Contains true tales of landlords/tenants**
- **For beginners and specialists alike.**
- **Deals with regulation, compliance and Government proposals.**

Reviews

'A must read for all those looking at investing in property... This book gives great practical advice, is easy to digest and most importantly has some cracking case studies to learn from' — *Kate Faulkner, MD of Propertychecklists.co.uk.*

'Honestly I found it a really good read. Pitched just right and something I wish had been around when we first started... well explained in layman's terms' — *DL (Landlord).*

About the author

Having been a landlord himself and experienced the services of letting agents throughout the UK, in 2009 Mike Jones started his own lettings agency with a business partner. He has been 'hands-on' in all aspects of the letting cycle ever since and there is not an area of the business where he does not have related experience and expertise. He lives and works in Hampshire.

The author of the Foreword

Dorian Gonsalves is Chief Executive Officer of one of the UK's largest, most successful property businesses and a former director of the Property Ombudsman.