

Frequently Asked Questions

Please see Agent Guidelines for further information.

Q: Who controls the let?

A: You the Agent retains full control and is no different from other property portals in that respect.

Q: Where does my property get listed?

A: It will be on your own site and the Let's Bid 4 Lets site.

Q: How do I download the bidding software?

A: After you have registered, you will be given unique access to download the software.

Q: Will Let's Bid 4 Lets software fit in with my chosen software?

A: LB4L will work generically across most platforms and our IT team will liaise with yours to get you up and running.

Q: Who sets the rent, the tenancy start date and when the auction starts and end?

A: You will set these parameters when you upload the property.

Q: How will I know if a bidder has been referenced and passed?

A: All tenants will be pre-referenced and issued a certificate with the result. They cannot bid or view a property without this.

Q: What if the rent is higher than the applicant's affordability?

A: The reference will assess affordability and set the maximum amount that the tenant can bid up to.

Q: How will the Applicant know what the terms of bidding are?

A: All tenants must register and agree to the Terms & Conditions. All occupiers of a joint tenancy (except for dependants under 18) will be referenced and registered and agree to the terms.

Q: How will the tenant know the property is as described and suits their needs and budget?

A: They cannot bid until they are successfully referenced and have viewed the property.

Q: What if we the Agent are not happy with the applicant and want to exclude them from bidding?

A: You can stop them from bidding simply updating the website by ticking a button.

Q: What if a Tenant wins a bid and does not fulfil the agreement?

A: If they have gotten to this stage, they are legally and contractually bound. Please see full Terms & Conditions.

Q: What happens to the tenants deposit?

A: You take the deposit and secure the tenancy in your normal way.

Q: What happens if the tenant does not complete the transaction after winning the bid?

A: The property will remain listed but the status will change to **Let—Subject to Contract** for a maximum of 2 weeks. If the agreement is not fulfilled it will on your instruction appear for further bidding after that period. You update the system to let us know it has completed.

Q: How will I know how much interest has been shown in my property?

A: We have added a “watchers” facility which will display how much interest has been shown online.

Q: What if my property does not reach the reserve set?

A: You will be notified throughout the process via email with the person’s contact details and their last bid.

Q: How will I know when the bidding has commenced?

A: You will know from your daily summary regarding activity on all your properties.