



Lettings Agency Agreement



Aspect Property Services
41 Park Parade, Harlesden,
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T 0208 965 0000
E info@aspect-property.com
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GENERAL AUTHORITY

The Landlord confirms that he/she is the sole or joint owner of the property and has the right to rent it out under the terms of the mortgage or head lease. Where necessary the Landlord confirms that permission to let has been granted by the mortgagee. If we are instructed under the terms of full management the Landlord authorises the Agent to carry out the duties of Property Management. The Landlord also agrees that the Agent may take and hold deposits. It is declared that the Agent may earn and retain commissions on insurance policies issued.

SERVICE LEVELS AND COMMISSIONS

The commissions detailed in the Lettings Service Options are payable by the Landlord to the Agent following the introduction of a Tenant who enters into a Tenancy either directly, indirectly or through an introduction from an existing Tenant found by us for as long as the Tenant remains in occupation. If more than one person forms the Landlord, all persons will be joint and severally liable for all the fees, charges and obligations included in this Agreement.

STANDARD PROCEDURES

Statements

All monthly statements and invoices will be sent by email. Admin fees apply for the reprovision of twelve statements covering a full tax year.

Payment of Fees

Initial letting fees will be deducted from the initial rent collected from the Tenant at the commencement of the Tenancy. In the event that the initial administration and letting fees and any other charges payable amount to more than the initial rent the balance must be paid prior to the commencement of the Tenancy. The Tenancy Agreement and Deposit will be retained until any outstanding fees are paid to us. All fees are due within fourteen days of our invoice.

Rental Payments

The Agent will endeavour to arrange a standing order for all future rent payments to be made directly to us or to you if we are appointed for an Introduction Service only.

Monies, less our fees and any expenses incurred, will be transferred to your nominated bank/building society account within three working days of receipt of cleared funds.

The Agent cannot be held responsible if the Tenant fails to pay their contractual rent. We will however take such action on your behalf as is appropriate to recover rent arrears if we are instructed to collect rent on your behalf. If serving the appropriate notice does not have the desired effect the Agent will advise you how to instruct solicitors to take further action. You will be liable for the legal charges incurred. The Agent cannot be held responsible for any bank charges resulting from late or non-payment of rent by a Tenant.

Payment of Other Outgoings

The Agent will, if instructed, discharge other liabilities (eg ground rent or service charges) from the rental income providing we are holding sufficient funds. It is your responsibility to instruct these service providers to contact the Agent directly. We are unable to act on your behalf in connection with any dispute arising from such payments and accept no responsibility in event of such a dispute.

Money Laundering

In order to comply with legislation we have a legal duty to report any Landlord or Tenant who arouses suspicion with regard to money laundering.

Interest on Clients Monies

Any interest incurred on clients monies which the Agent holds will be retained by us to contribute towards bank and administration charges.

References

The Agent may use a credit referencing agency to obtain references on potential Tenants and Guarantors. The details contained in the report should not be used as the sole reason for making a decision to accept a potential Tenants application. The Agent can not be held liable for any inaccuracy or incompleteness of any information appearing in the report

since it is provided by a third party.

Right to Rent

The Agent will, where applicable, make the necessary checks to establish the right of occupancy of all adults who are seeking to occupy your property.

Inventories

An Inventory and Schedule of Condition is essential whether your Property is let furnished or unfurnished to reduce the risk of any dispute arising in respect of the security deposit. Inventories should, where applicable, show that furnishings and electrical equipment comply with current legislation.

The Agent will provide an Inventory/Schedule of Condition for every new Tenancy that we arrange. The Agent cannot be held responsible for any errors or omissions after both Landlord and Tenant have appraised it.

Sale of the Property

If an existing Tenant or any other person, including any subsidiary or associated company whom we have introduced to your Property, enters into a binding contract to purchase the Property, you agree to pay us a fee of 1.2% inc VAT of the agreed total purchase price, including the price agreed for any contents or fixtures and fittings.

Reimbursement and Compensation

The Landlord undertakes to keep the Agent fully and effectively compensated and reimbursed in respect of any claim, demand, liability, cost, expense or prosecution which may arise due to the failure of the Landlord to comply fully with the terms set out in this Agreement, including any subsequent amendments to or replacement regulations.

For the avoidance of doubt we reserve the right to have work carried out on your behalf and at your expense to ensure that you fulfil your contractual and statutory obligations as Landlord.

Late Payment of Charges

If payment is not received within 30 days of our invoice date interest will be added daily on the sum due at a rate of 4% above the base rate set by a clearing bank.

Data Protection

In order to comply with legislation to prevent any unauthorised access to or use of personal data we have the responsibility to keep information confidential. We will only use confidential information if fees are not paid and we wish to refer the matter to a debt collector or solicitor; Or if we are specifically required by law to pass it to a government agency; Or to change account details for utility suppliers and council tax into or out of your name; Or when a contractors invoice has not been settled by you.

Employment of Third Parties

From time to time the Agent will be required to employ a third party to carry out procedures necessary for the effective letting and/or management of your Property. We will not be held responsible for any loss or damage that you suffer through the act or any default or negligence of any third party including any bank or building society which may arise other than through our own negligence or failure on our part.

COUNCIL TAX

Payment of council tax will normally be the responsibility of the Tenants in the property. However, Landlords should be aware that where a property is empty, let as holiday accommodation, or let as a house in multiple occupation (HMO) responsibility for payment of council tax then rests with the owner of the property.

SERVICES

The Agent will take meter readings whenever possible at each change of occupation in the property. It is the responsibility of the incoming Tenant to inform the service companies (electricity, gas and water) of these readings and change of occupation. In many cases the service companies (eg BT) require that the new occupiers formally request and authorise the service and it is not possible for the Agent to do this on the Tenants or Landlords behalf. Regarding mail, Landlords should take care to inform all parties (eg Banks, clubs, societies etc.) of their new address. It is not always possible to rely on Tenants to forward mail to Landlords.

INSTRUCTIONS

It is agreed that any instructions to the Agent from the Landlord regarding termination, proceedings, major repairs, payment or other significant details regarding the letting be confirmed to the Agent in writing/email.

HOUSING BENEFIT

The Landlord undertakes to reimburse the Agent for any claims arising from overpayment which may be made by the local authority in respect of housing benefit or other benefit scheme paid to or on behalf of the Tenants as rent. This undertaking shall remain in force during the tenancy and up six years thereafter, whether or not the Agent continues to let or manage the property under this Agreement.

LEGAL PROCEEDINGS

Any delays of payment or other defaults will be acted on by the Agent in the first instance. Where the Agent has been unsuccessful in these initial actions or there are significant rent arrears or breaches of the Tenancy Agreement the Landlord will be advised accordingly. A solicitor may then be appointed and instructed by the Landlord except where the Agent is unable, after taking reasonable efforts, to contact the Landlord. In that event the Agent is authorised to instruct a solicitor on the Landlords behalf. The Landlord is responsible for payment of all legal fees and any related costs.

CONTRACT LAW

Landlords need a comprehensive Tenancy Agreement setting out the rights and obligations of both parties. Where the Tenant is an individual you will also need to comply with unfair contract regulations which states clauses in the Agreement must be fair to the Tenant. We will provide you with a specialist comprehensive Tenancy Agreement.

Tenancy Agreements

The standard term of our Tenancy Agreements is twelve months after which time a Statutory Periodic Tenancy will become effective, unless both the Landlord and the Tenant agree to renew the Agreement for a fixed period. Tenants are under no obligation to retain possession of the Property at the end of the initial Agreement and are not required to provide notice if they wish to surrender possession on the expiry date.

Assured Shorthold

If the applicant is an individual and the agreed rent is £100k per year or less we will use an Assured Shorthold Tenancy Agreement. Tenants are not required to give notice of their intention to release possession of the Property unless a Statutory Periodic Agreement has become effective. If this is the case two months notice in writing from the next rent date will be required from the Landlord.

Common Law

Where the net rent payable exceeds £100k per year or at a proportionate level for a shorter Tenancy, a Common Law Agreement is required. This is not governed by the Housing Act but is nevertheless subject to other statutory regulations.

Company Lets

Companies usually insist that a break clause is inserted into the Tenancy Agreement. This means that the fixed term of the Tenancy may be terminated by the company at an earlier date than specified in the Agreement. If there is an 'option to renew' clause the Tenant will have the legally binding right to renew for a further term provided the Tenant complies with the conditions within the clause. If the Property is sold it will be sold with the benefit for the Tenant of the option to renew. The Landlord would not be able to obtain vacant possession unless the Tenant was in breach of the Agreement.

TERMINATING THE AGREEMENT SERVICE OF NOTICE

All Tenancies must be terminated by serving the Tenant with a valid notice to quit whether the initial Agreement is still valid or if a Statutory Periodic Tenancy has become effective.

The exact form of notice, length of notice and expiry date depends upon the type of Tenancy that has been granted and will be specified by the Housing Act. We will inform you of how much notice you need to give. The Agent must be told in writing when the Landlord wishes to serve notice on the Tenants. The Agent cannot be held responsible for any delay in regaining possession if the Landlord fails to give the Agent sufficient written warning of their intention to quit.

If the Tenant fails to surrender possession at the end of the notice period it will be necessary to commence legal proceedings to obtain a possession order. The Agent can recommend solicitors who are specialists in this field. The cost of any legal proceedings is the Landlords responsibility. We recommend taking sufficient insurance to cover for these eventualities.

If you instruct the Agent on the Introduction Service, we can serve notice to your Tenant on your behalf. Admin fees apply.

We deem notices to be served if delivered to the last known address of the Tenant or Landlord. If either party deliver by hand any notices or documents which are necessary under this Agreement or any legislation to the other party or to the last known address of the other party, it must be by 4:30pm. If later than this the documents or notices will be deemed served on the next working day, not including Saturdays, Sundays or Bank Holidays. If any documents or notices are sent by registered or recorded delivery, they will be deemed delivered on proof of delivery being obtained.

The address for the service for the Landlord and for the Agent is detailed in the Tenancy Agreement or this Lettings Agency Agreement.

Early Departure of Tenant

If a Tenant leaves the Property of their own accord prior to the expiration of the Tenancy and in breach of their obligations under the agreement. Landlords should seek appropriate advice from debt recovery specialists. The Agent will assist where necessary in this process.

RENEWAL OF TENANCY AGREEMENTS

The Agent will contact you prior to the end of any fixed term Agreement to confirm the Tenancy will become a Statutory Periodic Tenancy if the Tenant remains in occupation of the Property.

If you wish to enter into a new fixed term Agreement or wish to terminate the Tenancy at the end of the fixed term you will need to confirm your instruction to us in writing leaving ample time for notice to be served.

If a new fixed term Agreement which includes an increase in the rent figure is agreed an admin fee will apply will be payable by each party. If no rent increase is included and admin fee will apply.

If a Statutory Periodic Tenancy becomes effective the rent can only be lawfully increased on an annual basis if we serve the Tenant with a notice. This notice advises the Tenant that they have the right to challenge the proposed increase by serving you with a counter notice and ultimately referring the increase to the Rent Assessment Committee. If a Tenant makes a counter proposal we will ask you if you wish to accept it or if you wish to pursue to a hearing with the Rent Assessment Committee. If you wish to pursue the latter, an admin fee will apply for the preparation of necessary documentation to support your case.

Renewals For Let Only Clients

Where, with the consent of the Landlord, the tenancy is renewed or extended to the same Tenant or any person associated with the Tenant originally introduced by the Agent a renewal fee equivalent to of the gross rental for the term shall be payable on the renewal date. Where the renewal is under a statutory periodic basis, renewal fees still apply. The Agent will prepare the tenancy agreement, if required, for the new or extended tenancy and the terms of this agreement shall continue until the Tenant leaves or this agreement is terminated.

LANDLORDS OBLIGATIONS

Tenancy Deposit Protection

The provisions of the Housing Act make it a legal requirement that all deposits paid under an Assured Shorthold Tenancy have to be registered with a government approved scheme within 30 days of receipt.

We will collect the deposit with the first months rent. For our Full Management and Rent Collection Services the deposit will be held and registered in an approved scheme. An admin fee will be made should Landlords on the Introduction Service require the Agent to register and hold the deposit on their behalf. The deposit can only be released on written instructions from both parties.

Tenancy Deposit Protection Service

We are members of a tenancy deposit protection scheme which provides an independent and impartial method of resolving any differences between Landlords and Tenants at the end of a tenancy. At the end of a tenancy the Landlord and Tenant should attempt to agree the basis for repayment of the deposit. If there is a dispute the service provides for the case to be dealt with by an independent case examiner. The examiner is an impartial qualified expert who will make a decision and therefore avoid the need for potentially protracted court action.

My Deposits: Premium Service, 1st Floor, 115-117, Borehamwood Way, Borehamwood WD15 1PL | 0203 371 9401 | www.mydeposits.co.uk

Correct Information

The Landlord warrants that all the information provided to the Agent is correct to the best of their knowledge and belief. In the event that the Landlord provides the Agent with incorrect information which causes the Agent to suffer loss or causes legal proceedings to be taken the Landlord agrees to reimburse and compensate the Agent for all losses suffered.

Change of Contact Details

It is the Landlords obligation to notify the Agent, in writing, of any change to their contact details including: telephone numbers, postal and email

addresses. The Agent cannot be held liable for loss of information where the Landlord has not notified us of any changes to the information we hold.

Safety Regulations

The following information is intended only as a guide for Landlords and should in no way constitute a detailed interpretation of the complete regulations.

Whilst the regulations might appear onerous they are designed to ensure the safety of the property and Tenants. Landlords should note that the penalty for non-compliance with these regulations is a fine or imprisonment.

The Agent holds full details about all regulations and Landlords, if in doubt, are advised to seek further guidance from us. Failure to comply with these regulations may constitute a criminal offence.

Gas Safety

Landlords are required to arrange an inspection carried out by a registered gas engineer to check all gas installations. A Gas Safety Certificate will be issued a copy of which must be held by the Agent and given to the Tenant at the commencement of the Tenancy, once the gas engineer is satisfied that all installations fulfil all requirements. This certificate must be renewed annually. Landlords are also responsible for ensuring that either the operating instructions are shown on the appliance or that an instruction booklet is supplied.

In the event that we have a Tenant ready to move in, and a previously agreed Gas Certificate is not available the Agent may commission one at the Landlords expense to enable the Tenants to move in.

Furniture and Furnishings

All furniture and furnishings included in the Tenancy must comply with regulations. Compliant furniture will always carry the correct label indicating that it is legal. It is the Landlords responsibility to ensure these regulations are adhered to. The Agent is unable to accept any Property where non compliant furniture and/or furnishings are present at the commencement of the Tenancy. Any such furniture/furnishings should be removed from the Property prior to the commencement of a Tenancy.

Electrical Equipment

It is the Landlords responsibility to ensure that the electrical installation at the Property and any electrical appliance included is safe, regularly checked, we recommend annually, and that work is only carried out by a qualified electrical engineer. Where the Agent manages the Property we will only employ qualified electrical engineers to carry out necessary work. The Landlord is also responsible for ensuring that either the operating instructions are shown on the appliance or that an instruction booklet is supplied.

Internal Window Blinds and Curtain Fittings

It is the Landlords responsibility to ensure all Blinds and Curtain Tracks comply with regulations where necessary.

Fixed Glass Panels

It is the Landlords responsibility to ensure all glass panels comply with regulations where necessary.

Health and Safety

Landlords should be aware of the health and safety implications when letting their property. The Agent is not qualified to offer advice but can help finding suitably qualified professionals to advise.

Mortgages and Consent for Letting

If you have taken out a mortgage on the property you are letting you will need to obtain the consent of your mortgage lender. It is very unusual for them to refuse permission but most will charge an administration fee for giving consent. In turn they will require information on the type of tenancy agreement you intend to use, how long the tenancy is for and they will require certain notices to be served on the Tenant. If the Agent is required to give such information to your mortgage lender, there will be an admin fee.

Sub-letting and Leasehold Properties

If your property is leasehold your lease will specify whether or not it is necessary to obtain permission to sub-let from the Freeholder or Managing Agent. It is essential to clarify the situation before marketing your property as some leases place restrictions on the type of sub-letting that will be approved and it is not possible to impose conditions on a Tenant after the Tenancy has started. If you require the Agent to obtain such permission from your Freeholder or Managing Agent there will be an admin fee in addition to any charges from them.

Smoke and Carbon Monoxide Alarms

The Landlord must ensure that there is a smoke detector fitted on every floor where there is a room used partly or wholly as living accommodation. Landlords must also put a carbon monoxide alarm in any room where a solid fuel is burnt such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Alarms must be tested and recorded as working on the first day of tenancy. On the Full Management service

only, the Agent will arrange for an inventory check-in to be conducted on the first day of tenancy and the inventory clerk will check for and test the relevant alarms. Where the alarms are not in place or in working order they will be replaced or supplied and the cost of replacement or the cost of the alarm to be supplied will be the cost of the Landlord. Ongoing checks are the responsibility of the Tenants and they will be advised of such

Legionella

Landlords are under a duty to ensure that the risk of exposure to Tenants, residents and visitors by Legionella is properly assessed and controlled. The liability to comply with these regulations remains with the Landlord. The Agent can arrange a quote from a suitably qualified contractor to carry out the assessment on the Landlords behalf. The Agent will make guidance notes on Legionella disease available to Tenants.

Houses in Multiple Occupation and Landlord Licensing

If a dwelling is considered an HMO property under the Housing Act or is designated as such by the local authority certain requirements must be met to comply with health and safety even if the HMO does not need to be licensed. If the property falls within an area that requires Landlords to be licensed, it is the Landlords responsibility to apply for a license. Aspect can process applications for licences provided all relevant information is provided and the property conforms to current regulations. (Fee applicable)

PROPERTY CRITERIA

The Agent will only accept properties that are presented in a clean condition at the commencement of any Tenancy. The windows should be cleaned inside and out any necessary redecoration should be carried out and if needed, the carpets should be professionally cleaned and the garden well tended. Any domestic appliances included must be in full working order with user manuals and any guarantees provided.

Cleaning

We will notify Landlords should the Property require further cleaning at the commencement of any Tenancy. The Agent can arrange cleaning on your behalf and will do so if the necessary cleaning has not taken place 48 hours prior to the commencement of a new Tenancy. There will be an admin fee in addition to the cleaning charge for arranging these services.

Keys

Three sets of all door keys must be provided to the Agent prior to the commencement of any Tenancy. Further sets will be required should there be more than two Tenants named on the Agreement.

If these are not supplied 48 hours before the Tenancy start date, we will arrange for them to be cut. The cost of cutting keys will be at your expense. The Agent secure key tagging system ensures that third parties can not identify which Property a set of keys belongs to therefore in the event of keys being lost or unaccounted for. The Agents liability is limited only to the cost of cutting replacement keys.

Domestic Appliances

The Landlord will be responsible for maintaining/replacing domestic appliances during the course of a Tenancy. The Agent is unable to accept any such appliances on the basis that they will not be repaired/replaced. Any such appliances should be removed from the Property prior to the commencement of a Tenancy.

If an appliance fails irreparably during the Tenancy we will with your approval select and purchase a replacement. We will endeavour to ensure that we obtain the best deal we can for the Landlord.

Utilities

Please note Tenants may choose to and are entitled to change the service provider and type of meter for gas and electricity during the period of their Tenancy.

MAINTENANCE OF THE PROPERTY

In accordance with the Landlord and Tenant Act, Landlords must keep in good repair: The Property structure and exterior; Installations for supply of gas, electricity and water; Appliances for supply of space heating and water heating; Sanitary appliances.

The law states that all repairs must be carried out within a reasonable time of the landlord or managing agent being given notice of the need of repair. We will always endeavour to contact you prior to any works being undertaken but by signing and returning our Agreement for Full Management you give us authority to instruct contractors to carry out minor repairs/routine works, to comply with the above legislation up to a value of £250 inc VAT without prior consent. The agent will carry out such works in a timely manner and act to protect the landlords interests. Only in the event of an emergency will be authorise works that exceed the value of £250 inc VAT without trying to seek your prior consent.

If the Agent manages the Property but does not hold sufficient funds to arrange repairs or maintenance we are not liable for any loss or damage suffered unless it is due to our negligence or breach of contract. We will



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LETTINGS SERVICE OPTIONS, INC VAT

Lettings Service Options	Introduction Service	Rent Collection	Full Management
Commission Fee, Sole Agency <input type="checkbox"/>			
Short Let, less than six months % <input type="checkbox"/> , weeks <input type="checkbox"/> , months <input type="checkbox"/> rent			
One off administration charge			
Indicate Service Agreed	x	x	x

ADDITIONAL SERVICES AND FEES, INC VAT

In addition to the services offered under our service level agreements, the Agent can carry out the following if instructed Fees will apply

- Tenant Check Out Inspection
- Attendance at Court or Tribunals
- Redirection of Mail
- Garden Maintenance

PROPERTY DETAILS

Address

Postcode

Initial Marketing Rental Value
 This is the figure we will start marketing, the actual price may differ

ENERGY PERFORMANCE CERTIFICATE

In signing this agreement you acknowledge that you are required to provide an up to date EPC for your property. Your options are as follows:

- I have an up to date EPC and will provide a copy.....Yes / No
- I will order an EPC within 7 days, provide evidence that an order has been placed and provide a copy of the EPC within 21 days Yes / No
- I will pay you £ inc VAT to prepare an EPC for me..... Yes / No

CLIENT IDENTITY

We are required to prove the identity of clients letting property prior to the commencement of marketing. We may accept emailed or scanned documents from clients who are abroad where the cumulative weight of information presented and the risk levels associated with the transaction are balanced. We may use an online service to check identity, this is not a credit check. Two forms of identity are required: A document identifying the person and an address linking document

Document produced

Document produced

NOTICE OF THE RIGHT TO CANCEL

Agreement signed in the Agents premisesYes / No

Regulations applicableYes / No

Immediate start , Wait 14 days to begin

LANDLORD AUTHORISATION

I/we have read, understood and agree to the terms of this Agreement. I understand that a tenancy cannot begin until these terms are signed by me.

Name:

Address

Postcode

Signed Print.....

Date

AGENT AUTHORISATION

Signed on behalf of the Agent

Signed Print.....

Date Office.....

This is not a dis-instruction form: Only complete, detach and return this section of the form if you wish to cancel the contract within the 14 day cooling off period, if applicable. I /We hereby give notice that I/We wish to cancel my/our contract as described below.

Date Client.....

Address

Signature



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LANDLORDS' OBLIGATIONS

The Landlord confirms that he/she is the sole or joint owner of the property and has the right to let it out under the terms of the mortgage or lease. Where necessary, the Landlord confirms that permission to let has been granted by the mortgagee. It is an implied condition of the terms of full management that the Landlord authorises the Agent to carry out the duties of Property Management. The Landlord also agrees that the Agent may take and hold deposits. It is declared that the Agent may earn and retain commission on insurance policies issued.

LANDLORDS' OBLIGATIONS (CONTINUED)

The commissions detailed in the Lettings Service Options are payable by the Landlord to the Agent following the introduction of a tenant who enters into a Tenancy either directly, indirectly or through an introduction from an existing Tenant funded by you or as long as the Tenant remains in occupation. It is an implied condition of the Terms of Full Management that the Landlord, all persons will be jointly and severally liable for all the fees, charges and outgoings included in this Agreement.

LANDLORDS' OBLIGATIONS (CONTINUED)

Statements
All statutory statements and notices will be sent by email. Admin fees apply for the reproduction of twelve statements covering a full ten year period.

Payment of Fees
Initial letting fees will be deducted from the initial rent collected from the Tenant at the commencement of the Tenancy. In the event that the initial rent is insufficient to cover the fees and any other charges payable amount to more than the initial rent the balance must be paid prior to the commencement of the Tenancy. The Tenancy Agreement and Deposit will be returned until any outstanding fees are paid in full. All fees are due within fourteen days of our invoice.

Rental Payments
The Agent will endeavour to arrange a standing order for all future rent payments to be made directly to us or to you if you are appointed for an Introduction Service only.

Notice, less our fees and any expenses incurred, will be transferred to your nominated bank/building society account within three working days of receipt of cleared funds.

The Agent cannot be held responsible if the Tenant fails to pay their rent on time. We will invoice you for any arrears on your behalf and we are prepared to recover rent arrears if we are instructed to collect rent on your behalf. If serving the appropriate notice does not solve the problem the Agent will advise you how to instruct solicitors to take further action. You will be liable for the legal charges incurred. The Agent cannot be held responsible for any bank charges resulting from late or non-payment of rent by a Tenant.

Payment of Other Outgoings
The Agent will, if instructed, discharge of any liabilities (eg ground rent or service charges) from financial income providing we have obtained confirmation. It is your responsibility to instruct those service providers to contact the Agent directly. We can make no claim on your behalf in correspondence with any dispute arising from such payments and accept no responsibility in event of such a dispute.

Money Laundering
In order to comply with legislation we have a legal duty to report any Landlord or Tenant who appears suspicious with regard to money laundering.

Interest on Clients' Money
Any interest earned on clients' monies which the Agent holds will be retained by us to contribute towards bank and administration charges.

References
The Agent may write a credit referencing agency in certain references on potential Tenants and landlords. The details contained in the report should not be used as the sole reason for making a decision to accept or refuse a potential Tenant's application. The Agent can not be held liable for any inaccurate or incomplete information appearing in the report.

Insurance
The Agent will arrange for an inventory check to be conducted on the first day of tenancy and the inventory check will check for and test the relevant alarms. Where the alarms are not in place or in working order they will be replaced or repaired and the cost of replacement or the cost of the alarm to be supplied will be the cost of the Landlord. The Agent checks the alarm responsibility of the Tenants and they will be advised of such.

Legionella
Landlords have a duty to ensure that the risk of exposure to Legionnaires' disease is kept to a minimum. The Agent is responsible for ensuring that the property is safe for occupation. The Agent will arrange for a Legionnaires' disease risk assessment to be carried out by a qualified person. The Agent will ensure that the property is safe for occupation. The Agent will ensure that the property is safe for occupation. The Agent will ensure that the property is safe for occupation.

Houses in Multiple Occupation and Landlord Licensing
If a dwelling is considered an HMO property under the Housing Act or is designated as such by the local authority certain requirements must be met in order to comply with health and safety laws. The HMO does not need to be licensed. It is the Landlord's responsibility to apply for a licence. Aspect can provide guidance for licensees provided all relevant information is provided and the property conforms to current regulations. (See applicable legislation for more details.)

Warranted Work
The Agent will only accept properties that are presented in a clean condition at the commencement of any tenancy. The windows should be cleaned inside and out and any necessary redecoration should be completed and it needed. The carpets should be professionally cleaned. The gas will be tested. Any domestic appliances included must be in full working order with user manuals and any warranties provided.

Cleaning
We will notify a landlord should the Property require further cleaning at the commencement of any tenancy. The Agent can arrange cleaning on your behalf and will do so if the necessary cleaning has not taken place on the day of the commencement of a new tenancy. There will be an admin fee in addition to the cleaning charge for arranging these services.

Keys
Three sets of all door keys must be provided to the Agent prior to the commencement of any tenancy. Further sets will be required should there be more than two Tenants named on the Agreement.

Domestic Appliances
The Landlord will be responsible for maintaining/repairing domestic appliances during the course of a tenancy. The Agent is unable to accept any such appliances on the basis that they will not be replaced/repaired. Any such appliances should be removed from the Property prior to the commencement of a tenancy.

Gas Safety
If an appliance fails regularly during the tenancy we will visit you to report, repair and replace a replacement. We will endeavour to ensure that we obtain the correct parts and purchase a replacement. We will endeavour to ensure that we obtain the correct parts and purchase a replacement. We will endeavour to ensure that we obtain the correct parts and purchase a replacement.

Domestic Appliances (continued)
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Keys (continued)
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The Agent will only accept properties that are presented in a clean condition at the commencement of any tenancy. The windows should be cleaned inside and out and any necessary redecoration should be completed and it needed. The carpets should be professionally cleaned. The gas will be tested. Any domestic appliances included must be in full working order with user manuals and any warranties provided.

Cleaning (continued)
We will notify a landlord should the Property require further cleaning at the commencement of any tenancy. The Agent can arrange cleaning on your behalf and will do so if the necessary cleaning has not taken place on the day of the commencement of a new tenancy. There will be an admin fee in addition to the cleaning charge for arranging these services.

Keys (continued)
Three sets of all door keys must be provided to the Agent prior to the commencement of any tenancy. Further sets will be required should there be more than two Tenants named on the Agreement.

Domestic Appliances (continued)
The Landlord will be responsible for maintaining/repairing domestic appliances during the course of a tenancy. The Agent is unable to accept any such appliances on the basis that they will not be replaced/repaired. Any such appliances should be removed from the Property prior to the commencement of a tenancy.

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Keys (continued)
Three sets of all door keys must be provided to the Agent prior to the commencement of any tenancy. Further sets will be required should there be more than two Tenants named on the Agreement.

Right to Rent
The Agent will, where applicable, make the necessary checks to establish the right to rent of all adults who are seeking to occupy your property.

Inventory
An Inventory and Schedule of Condition is essential whether your Property is let furnished or unfurnished. In order to reduce the risk of any disputes arising in respect of the property's condition, inventories should, where applicable, show all furnishings and electrical equipment covered with current legislation.

The Agent will provide an Inventory/Schedule of Condition for every new Tenancy that we arrange. The Agent cannot be held responsible for any errors or omissions after both Landlord and Tenant have approved it.

Sale of the Property
If an existing Tenant or any other person, including any subsidiary or associated company whom we have introduced into your Property, enters into a binding contract to purchase the Property, you agree to pay us a fee of 1.2% the VAT of the agreed final purchase price, including the price agreed for any contents or fixtures and fittings.

Reimbursement and Compensation
The Landlord undertakes to keep the Agent fully and effectively compensated and reimbursed in respect of any claim, demand, liability, cost, expense or prosecution which may arise due to the failure of the Landlord to comply fully with the terms set out in this Agreement. We will provide you with a specialist comprehensive Tenancy Agreement.

Tenancy Agreements
The standard form of our Tenancy Agreements is available months before we let a Landlord and the tenant agree to amend the Agreement for a fixed period. Tenants are not obliged to retain possession of the Property after the end of the initial Agreement and are not required to provide notice if they wish to surrender possession on the expiry date.

Assured Shorthold
If the applicant is an individual and the agreed rent is £1000 per year or less we will use an Assured Shorthold Tenancy Agreement. Tenants are not required to give notice of their intention to regain possession of the Property unless a Statutory Periodic Agreement has become effective. If this is the case four months notice in writing from the next rent date will be required from the Landlord.

Common Law
Where the net rent payable exceeds £1000 per year or if a proportionate part of a greater Common Law Agreement is required. This is not governed by the Housing Act but is nevertheless subject to other statutory regulations.

Company Lets
Company lets are usually treated as a bare tenancy. This means that the fixed term of the tenancy may be terminated by the company at any time after the date specified in the Agreement. It is an implied condition of the Agreement that the Tenant will be bound by the terms of the Agreement and will be bound to comply with the conditions within the clause. If the Property is sold it will be sold with the benefit for the tenant to renew. The Landlord would not be able to claim vacant possession unless the tenant was in breach of the Agreement.

Notarisation of the Agreement
All Tenancies must be notarised by serving the tenant with a valid notice to quit without the initial Agreement is still valid if a Statutory Periodic Tenancy has become effective.

The exact form of notice, length of notice and expiry date depends upon the type of tenancy that has been granted and will be specified by the Housing Act. We will inform you of how much notice you need to give. The Agent must be held in writing when the Landlord wishes to serve notice on the tenants. The Agent cannot be held responsible for any delay in regaining possession if the Landlord fails to give the Agent sufficient written warning of their intention to quit.

If the tenant fails to surrender possession at the end of the tenancy period it will be necessary to commence legal proceedings to obtain a possession order. The Agent can instruct solicitors who are specialists in this field. The cost of any legal proceedings is the Landlord's responsibility. We recommend taking sufficient insurance to cover for these eventualities.

If you instruct the Agent on the Introduction Service, we can save notice to your Tenant on your behalf. Admin fees apply.

Not arrange for repairs or minor works if we do not manage the property. Should work or improvements be carried out at the Property you should arrange to personally inspect or appoint a representative to personally inspect them for you. The Agent can not be held responsible at a later date should you not be happy with the work carried out.

Rebates
We are able to arrange for partial or total reimbursement of the Property Admin fee will apply in addition to the cost of the works will be made. We will not arrange any works or purchases unless we have clear funds to cover the costs incurred plus our fees.

Major Repairs
We are able to arrange repairs for major redecoration or repairs. We will also check that the work has been carried out to a satisfactory standard. However, we are not qualified to manage and control guarantee the quality of the work. We will also pay any bills arising from your work account. If the funds are available, if not, an agreement needs to be made between the Landlord and the contractor prior to the works taking place. An admin fee will be made for this service.

Water Systems
The Agent can not be held liable for any loss or damage to water systems at the Property as a result of heat and/or cold weather. The Landlord should therefore ensure that such risks are covered by insurance and that adequate arrangements are made to protect water systems from such damage.

Insurance Claims
We will handle insurance claims as required. An admin fee will be made for this service. This is on the basis that you have given your insurance company authorisation to speak to us.

Property Vets
Once a Tenant has moved into the Property, as part of our Full Management service, an annual vet check of the Property will be carried out. Following a vet check a prophylactic treatment will be used to protect the Property. This report is not a survey and we cannot be held liable for any hidden or latent defects. Additional visits can be arranged for upon written request for an additional fee.

Other Services
Our services do not include supervision of your Property when it is vacant (eg letting to be let). On receipt of your instructions we can arrange school visits once a week during our office opening hours.

Premature Surrender
If on or after the first anniversary of unpaid rent the Property appears to have been abandoned the Tenancy will be deemed surrendered and the Agent will commence proceedings to take possession of the Property.

We may be required to provide details of all landlords who have let a Property in the UK and the gross rent received. You agree to disclose this to your residency status and residential address and will notify us of any change of address. Where the Landlord is resident abroad or exempt from such, we will be notified in writing of any change of address. A request will be sent to the Landlord. The Landlord's lawyer indemnifies the Agent against all payments of tax, interest thereon or penalties levied on the Agent.

In signing this agreement you agree that we are entitled to an eight week Sole Agency period in which we have the exclusive right to let a Tenant for the Property.

You will be able to pay our fee in instalments to any other costs or charges agreed at all times we present a report, listing and other details. As this is a Sole Agency contract with a tenant introduced by anyone else during our Sole Agency period.

Termination of Management
The Agent has the right to terminate this Agreement in writing upon the Tenant's vacation or if other party breaks any important term or condition of this Agreement during a Tenancy where the breach is not remedied within thirty days of written notice and monetary compensation is wholly inadequate.

The Landlord may withdraw instructions from the Agent to manage the Property with two months written notice. In the event that the Tenant remains in possession of the Property, charges will be payable as if the Agent had been instructed as an Introduction Service based on the rent.

We do not warrant in the event of a fire that the Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents.

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INTRODUCTION

It is agreed that any instructions to the Agent from the Landlord regarding tenancies, proceedings, major repairs, payment or other agreed details regarding the letting be confirmed to the Agent in writing.

AGENCY SERVICE

The Landlord undertakes to reimburse the Agent for any claims arising from employment which may be made by the local authority in respect of housing benefit or other benefit scheme prior to or on behalf of the Tenant at the end of this undertaking or remain in force during the tenancy and up to six years thereafter, whether or not the Agent continues to let or re-let the property under this Agreement.

LETTER OF INTENTION

Any delay of payment or other default will be acted on by the Agent in the first instance. Where the Agent has been unsuccessful in these initial actions or where the significant rent arrears or breaches of the Tenancy Agreement that the Landlord will be advised accordingly. A solicitor may then be appointed and introduced by the Landlord except where the Agent is unable, after taking reasonable efforts, to contact the Landlord. In that event the Agent is authorised to instruct a solicitor on the Landlord's behalf. The Landlord is responsible for payment of all legal fees and any related costs.

PROPERTY USE

Landlords need a comprehensive Tenancy Agreement setting out the rights and obligations of both parties. Where the tenant is an individual you will also need to comply with other contractual regulations which states clauses in the Agreement. The Agent will provide you with a specialist comprehensive Tenancy Agreement.

Tenancy Agreements
The standard form of our Tenancy Agreements is available months before we let a Landlord and the tenant agree to amend the Agreement for a fixed period. Tenants are not obliged to retain possession of the Property after the end of the initial Agreement and are not required to provide notice if they wish to surrender possession on the expiry date.

ASSURED SHORTHOLD

If the applicant is an individual and the agreed rent is £1000 per year or less we will use an Assured Shorthold Tenancy Agreement. Tenants are not required to give notice of their intention to regain possession of the Property unless a Statutory Periodic Agreement has become effective. If this is the case four months notice in writing from the next rent date will be required from the Landlord.

COMMON LAW

Where the net rent payable exceeds £1000 per year or if a proportionate part of a greater Common Law Agreement is required. This is not governed by the Housing Act but is nevertheless subject to other statutory regulations.

COMPANY LETS

Company lets are usually treated as a bare tenancy. This means that the fixed term of the tenancy may be terminated by the company at any time after the date specified in the Agreement. It is an implied condition of the Agreement that the Tenant will be bound by the terms of the Agreement and will be bound to comply with the conditions within the clause. If the Property is sold it will be sold with the benefit for the tenant to renew. The Landlord would not be able to claim vacant possession unless the tenant was in breach of the Agreement.

NOTARISATION OF THE AGREEMENT

All Tenancies must be notarised by serving the tenant with a valid notice to quit without the initial Agreement is still valid if a Statutory Periodic Tenancy has become effective.

The exact form of notice, length of notice and expiry date depends upon the type of tenancy that has been granted and will be specified by the Housing Act. We will inform you of how much notice you need to give. The Agent must be held in writing when the Landlord wishes to serve notice on the tenants. The Agent cannot be held responsible for any delay in regaining possession if the Landlord fails to give the Agent sufficient written warning of their intention to quit.

If the tenant fails to surrender possession at the end of the tenancy period it will be necessary to commence legal proceedings to obtain a possession order. The Agent can instruct solicitors who are specialists in this field. The cost of any legal proceedings is the Landlord's responsibility. We recommend taking sufficient insurance to cover for these eventualities.

If you instruct the Agent on the Introduction Service, we can save notice to your Tenant on your behalf. Admin fees apply.

REPAIRS AND MAINTENANCE

We do not warrant in the event of a fire that the Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents. The Agent will be held liable for any loss or damage to the Property or its contents.

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