



I hereby instruct Homelets.co.uk Limited to undertake the letting and management of the above property on the understanding that they:-

- Erect a "To Let" board and fully advertise property on portals, website and social media
- Arrange accompanied property viewings by an experienced, trained letting negotiator
- Undertake full satisfactory references
- Prepare the Inventory with photographs
- Prepare and serve an appropriate Tenancy Agreement and legal notices
- Conduct and witness the signing of the above, on or before 1st day of tenancy
- Demand and collect the initial rent payment, on or before 1st day of tenancy
- Protect the Tenants deposit in the Deposit Protection Scheme and administer prescribed information
- Demand monthly rents and remit monthly to nominated bank account
- Effect emergency/minor repairs to the maximum of £200 (without prior permission)
- Organise annual gas safety inspections if applicable
- Negotiate tenancy renewals and rent increases
- Arrange a Check-Out on or as close to the last day of the tenancy as possible and collect keys
- Arrange repayment of deposit and manage any disputes

The fee for this service will be **10%** of the total rental income due for the term of the tenancy including any fixed term or periodic renewal, to be deducted each month from the rent. An initial fee of **£295** will be deducted from the first month's rent of each new tenancy with new occupants. **All fees are subject to VAT at 20%.**

- **I agree to pay the fees as stated above and accept the terms and conditions of business for which I acknowledge receipt**
- **I give Homelets.co.uk Limited, as my representatives, express authority to sign tenancy agreements and relevant notices**

Signed (Landlord)..... Print

Signed (Homelets.co.uk Limited) Print

Dated

This Agency Agreement supersedes all previous Agency Agreements.

104 Mill Lane, Old Swan, Liverpool, L13 4AH

Tel: 0151 280 4047

Email: **welcome@homelets.co.uk**

www.homelets.co.uk