



I hereby instruct Homelets.co.uk Limited to undertake the letting 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
- Provide details to set up a standing order for future rental payments direct to Landlord
- Protect the Tenants deposit in the Deposit Protection Scheme and administer prescribed information
- Contact the Landlord regarding annual gas safety inspections
- Contact the Landlord and Tenant regarding the termination or renewal of the tenancy

The fee for this service will be equivalent to **80%** of the monthly rental achieved, subject to a **minimum of £475**. This fee will be taken from the first months' rent. Any shortfall must be paid upon demand. **All fees are subject to VAT at 20%.**

- **I agree to pay the fees as stated above and accept the full terms and conditions of business which I acknowledge receipt of**
- **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.

9 Queen Avenue, Dale Street, Liverpool, L2 4TZ

Tel: 0151 280 4047

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

www.homelets.co.uk