

GOLD PROMISE

**LETTING & MANAGEMENT WITH RENT
GUARANTEE**



I hereby instruct Homelets.co.uk Limited to undertake the letting and management of the above property with **guaranteed rent** 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
- RENT GUARANTEE: we will purchase Rent Guarantee insurance and provide you with a warranty for your rent payments with NIL EXCESS, PAYMENT UNTIL VACANT POSSESSION AND LEGAL COSTS COVERED (see over).

This Agency Agreement supersedes all previous Agency Agreements.

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