GOLD PROMISE

LETTING & MANAGEMENT <u>WITH RENT</u> 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).

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RENT GUARANTEE

The Agent's obligation to the Landlord is that in the event that there are any defaults in the payment of the Rent (as set out in the tenancy agreement) by the Tenant(s)/Guarantor(s) within [6 / 12] months of the start of the tenancy (being the date upon which the tenancy agreement is stated to commence, as set out in any tenancy agreement) and provided that the tenancy commencement is within 60 days of the reference being given if the reference was before the tenancy commencement date), the Agent will pay Rent monthly, in arrears:

Up to a maximum of [£ per calendar month] until Vacant Possession has been gained.

Payments will be made subject to any deductions agreed in this Agency Agreement. Deductions will also be made for any outstanding charges due from the Landlord.

In the event of payments being made under this warranty, all rights of the Landlord to recover such sums shall be subrogated to the Agent or their insurer in order to affect recovery of sums paid (in the name of the Landlord if necessary or expedient). By signing this agency agreement, the Landlord confirms and agrees to the same. Recovery of rents paid out shall be at the sole discretion of the Agent.

Should the Landlord receive any funds from any Tenant(s)/Guarantor(s) after any date of default which results in the Agent having to pay any monies to the Landlord under the terms of this guarantee, the Landlord shall immediately notify the Agent of such receipt and shall forward such funds (up to the amount paid by the Agent) to the Agent immediately on receipt of the same.

This warranty is part of the service standard of our vetting service and you will receive immediate and automatic protection with the vetting service at no extra charge upon the start of a tenancy whilst this agency remains in force.

LANDLORD SIGNATURE:	DATE:

The fee for this service will be 12.5% 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 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	