

TERMS & CONDITIONS STUDENT LET ONLY SERVICE

For the purpose of this agreement the following definitions will apply:-

Keywest Lettings and Estate Agents shall be known as **'The Agent'**

'.....' (Landlord) shall be known as **'The Owner'**

'.....' shall be known as **'The Property'**.

OWNERSHIP OF THE PROPERTY. THE RIGHT TO ENTER INTO A LETTING CONTRACT & REQUIREMENTS WHERE THE OWNER HAS BORROWED MONEY SECURED AGAINST THE PROPERTY (FOR EXAMPLE BANK OR BUILDING SOCIETY MORTGAGE OR LOAN).

1. By signing these Terms and Conditions, The Owner is confirming that he is the owner of The Property and has the power and authority to enter into this agreement. The Owner is also confirming that he has obtained all necessary consents from any mortgagee or other lender, individual or organisation that has an interest in or security on The Property. The Agent accepts no liability for this or for seeking any necessary consent unless otherwise agreed with The Owner and confirmed in writing.
2. The Owner confirms that there are no arrears on any mortgage or loan on The Property and is not aware of any proceedings by the mortgagee or other creditor for re-possession of The Property. In the event of The Property being re-posessed by a mortgagee The Owner hereby indemnifies The Agent against any liability or claim against The Agent by the tenant or mortgagee.

INSURANCE REQUIREMENTS

3. The Owner is responsible for verifying with his insurance company the position in respect of insurance of buildings and contents of The Property with regard to the proposed letting.

THE OWNERS INSTRUCTIONS TO THE AGENT & FEES AGREED FOR THE SERVICES- FINDING A TENANT.

4. The Owner hereby instructs The Agent to find and install a tenant into The Property. When a tenancy agreement has been signed for The Property for Letting Only, The Agent will invoice The Owner for a fee of half a month's rent + VAT with a minimum fee £395 + VAT. (£474.00 total). The Owner agrees to pay this invoice in full within 7 days of receipt by debit card or direct bank transfer. The signed tenancy agreement, tenant's details, guarantor agreements and deposit will be sent to the owner within 7 days of The Agent receiving cleared funds from The Owner.
5. If the landlord finds their own tenants, The Agent will charge the tenant £50.00 inc. VAT per person to reference tenants and £125.00 inc. VAT to draw up the tenancy agreement and perform all other agreed services.

6. Unless otherwise agreed and confirmed in writing the fee will remain payable if The Owner installs a tenant privately or without consultation with The Agent.
7. In the event of The Property being re-let the letting fee will be charged on each subsequent re-letting of the property.
8. After a tenancy agreement has been signed for The Property on a letting only basis, The Property and maintenance will be the responsibility of The Owner.
9. After The Owner receives the signed tenancy agreement, tenant's details, guarantor agreements and deposit, all communication with the tenants regarding the forthcoming tenancy will be the responsibility of The Owner. This will include, but will not be restricted to, all details including those regarding check in, maintenance of the property, payment of rent, deposit protection, meter readings and access.
10. The Owner agrees to provide details of a U.K. bank account into which The Agent can set up an automatic payment (standing order) to debit the tenant's bank account and credit the Owner's bank account for the first terms rent. The responsibility to ensure rent is paid will be The Owner's. The Agent will take no responsibility for non-payment or late payment of rent by the tenants.
11. The Owner agrees to protect the deposit in line with current legislation and within the necessary time limit. By signing this document, The Owners states that he/she is aware of and understands current legislation regarding deposit protection. **The Owner further agrees that he/she will indemnify The Agent fully against any action brought against The Agent due to The Owner's failure to comply with current deposit protection legislation.**

PAYMENT FREQUENCY & DEPOSITS

12. All rentals will be on a quarterly or calendar month basis and all tenants will pay a deposit against any damage to The Property or damage or loss to the property (not including wear and tear) and any rent arrears, unless otherwise agreed by all parties. A deposit of one calendar month's rent per person will be taken on student accommodation except where otherwise agreed by The Owner and The Agent. Should The Owner fail to pay The Agent's invoice within 7 days of receipt, The Agent will place the deposit in the Deposit Protection Service (DPS) at a charge of £50.00 + VAT (£60.00 total) to The Owner. The deposit will then be transferred to The Owner's DPS account within 14 days of the receipt of The Owners DPS details. Please note: The Agent takes no responsibility for retrieval of the deposit from the DPS for The Owner or for the transfer of the deposit to an alternative deposit protection scheme.

OVERSEAS LANDLORDS (LANDLORDS NOT LIVING IN THE UK OR LATER MOVING OVERSEAS)

13. The Owner confirms that he is currently resident in the U.K and that if The Owner moves to reside overseas during the period that The Agent is letting The Property that he undertakes to notify The Agent in writing immediately.
14. The Agent makes no claim to competence on taxation matters and if The Owner decides not to seek permission from the Inland Revenue for rental income to be paid gross The Owner hereby indemnifies The Agent against any error or omission in the calculation of the tax liability.

TERMINATION OF THIS AGREEMENT

15. Whilst a tenancy agreement is in force this agreement may be terminated by written notice from The Owner to The Agent. If a tenancy agreement is not in force (i.e. if the property is being advertised by The Agent but is not let) the agreement may also be terminated by written notice from The Owner to The Agent or vice versa. **The Owner must note however, that if The Property is withdrawn or for any reason is made unavailable to let after receiving details of an application to let (in writing or verbally) from The Agent, The Owner will be entirely responsible for any costs claimed by the applicant tenant and/or The Agent.**

THE AGENTS RESPONSIBILITIES

16. The Agent shall not be personally liable to The Owner for any default of rent or any other debt, any damage caused to The Property by any tenant, any associate of any tenant or any other person.
17. The serving of notices for arrears or other contractual failures on the part of a tenant can be complex and require legal expertise beyond The Agents specialist skills. Therefore, where notice is to be served requiring vacant possession for the tenants failure to fulfil the terms of the tenancy agreement a legal expert must be instructed by The Owner at The Owners' expense.
18. Where the Property remains unoccupied between letting periods The Agents responsibility does not include supervision and security of The Property. The Agents advises that all main services are turned off, water and heating systems professionally drained and that the insurers of the property are notified. The Agent advises The Owner to ensure that adequate arrangements are made for the postal authority to forward mail as soon as The Owner leaves The Property. The Agent accepts no liability for forwarding mail to The Owner during period the property is let or whilst it remains vacant.

THE OWNERS RESPONSIBILITY FOR MAINTENANCE/SAFETY

19. The Agents recommend The Owner has suitable maintenance contracts for any items left at The Property which may require repair or attention during the tenancy. If The Owner is unsure of plans for emergency repairs they should seek further details from The Agent. The Agent also recommends that suitable arrangements be made by The Owner for any gas appliances to be regularly serviced by an appropriately qualified person if The Owner declines to use the service engineers recommended by The Agent. The Agent accepts no responsibility should any fault occur with The Property or any appliance(s) The Owner has left in The Property. If The Owner fails to provide instructions on any problems reported by The Agent, The Agent accepts no liability.
20. By signing this agreement The Owner warrants that The Property is made available in a good, safe and lettable condition and that The Property, beds, sofas and all other soft furnishings conform to the current fire safety regulations. The Owner agrees to make The Agent aware of any ongoing maintenance problems.

WARNING:

You should read and understand the following obligations before signing this agreement. The letting of property is closely regulated with respect to consumer safety. The law makes particular demands regarding the safety, servicing and inspection of the gas and electric appliances and installations within a property, and with respect to the safety of furniture and soft furnishings provided. The following regulations apply:

- Furniture and Furnishings (Fire) (Safety) Regulations 1988
- General Product Safety Regulations 1994
- Gas Safety (Installation & Use) Regulations 1988
- Electrical Equipment (Safety) Regulations 1994
- Plugs and Sockets (Safety) Regulations 1994
- HMO Licence (where applicable)

The Owner confirms that he is aware of these obligations and that The Agent has provided sufficient information to assist with compliance. It is agreed that The Owner shall ensure that The Property is made available for letting in a safe condition and in compliance with the above regulations. The Owner agrees to indemnify The Agent against any expenses or penalties that may be suffered as a result of non-compliance of The Property to fire and appliance safety standards.

21. The Owner acknowledges that The Agent has explained the obligations of The Owner in regard to Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended and that The Owner agrees to remove any furniture that does not comply with these Regulations before the tenancy begins.
22. It is The Owner's responsibility to supply a full set of keys to each named tenant prior to the commencement of the tenancy. The check in is also the responsibility of The Owner. Where The Owner is unable to attend the check in and/or key handover and wishes The Agent to distribute keys, a charge of £50.00 + VAT (£60.00 total) will be charged to The Owner to cover the time taken by The Agent to facilitate this. All keys should be provided to The Agent by The Owner no later than 14 days prior to the commencement of the tenancy. In the absence of keys being supplied, The Agent reserves the right to copy keys on The Owner's behalf. A charge of £25.00 + VAT (£30.00 total) will be made to the Owner on top of the cost of all necessary keys. The Agent takes no responsibility for any issue arising from the check in.

REFERENCE PROCEDURES

23. The Agent will take appropriate references against prospective tenants. Referencing may be undertaken by a 3rd party company specialising in tenant assessment. All references and recommendations will be treated as accurate. If references are not available or unsatisfactory, The Agent may proceed to offer a tenancy with or without a guarantor at The Owner's discretion. No liability can be accepted in the event that a tenant proves unsatisfactory, whether by virtue of non-payment of rent or any other breach of his obligations.
21. The decision whether to accept a potential tenant introduced by The Agent is entirely The Owners. However, a tenant with an adverse credit reference may invalidate any rent protection insurance policy. The Agent will accept no liability for any invalidation of any rent protection insurance policy.

INTEREST

24. In the event that any sums payable by The Owner under this agreement are not paid within 28 days, The Owner agrees to pay interest on all outstanding sums at the rate of 5% above the base rate for the time being of Natwest Bank plc.

JOINT AND SEVERAL LIABILITY

25. In the event that the property is being let by a limited company, the person signing this agreement on behalf of the limited company agrees to be jointly and severally liable with the limited company for all sums due to The Agent under this agreement.

VARIATION

26. It is agreed that this written agreement contains all the terms of the agreement between the parties and there are no oral terms. Any variation to this agreement must be in writing and signed by both parties.

COMPLAINTS PROCEDURE

27. The Agent aims to provide the highest standard of service to all landlords and tenants, but to ensure that your interests are safeguarded, we offer the following:-

If you believe you have a grievance, please write in the first instance to Mr Richard Chesterton at 'Keywest Lettings & Estate Agents Ltd, 73a Hinckley Road, Leicester, LE3 0TD'.

The grievance will be acknowledged immediately, investigated thoroughly in accordance with 'in house' procedures and a reply sent to the complainant within seven working days of receipt of the letter.

If the grievance is not settled, further recourse can be sought through The Property Ombudsman (Lettings) of which Keywest Estate agents Ltd is a member.

MISCELLANEOUS CHARGES

28. The terms and conditions shown above indicate all of the charges that will be made, with the exception of the following which will be charged by The Agent through deduction from moneys received or any other means of recovery from The Owner:-

- a) The cost of forwarding mail to countries outside of the British Isles, which are not covered by the British Forces Postal System.
- b) The cost of making telephone calls to countries outside of the British Isles.
- c) Should the tenant wish to renew the tenancy agreement, and the terms are agreed with The Owner, an administration fee of £125.00 + VAT (£150.00 total) per tenancy will be charged to The Owner.
- d) An EPC can be arranged by Keywest Estate Agents on behalf of The Owner at a cost of £80 + VAT. (£96.00 total.)

IMPORTANT SUPPLEMENTARY INFORMATION. PLEASE FULLY COMPLETE BEFORE SIGNING THE STATEMENT BELOW:-

CIRCLE AS APPROPRIATE:

WILL YOU ACCEPT PETS: YES NO

WILL YOU ACCEPT SMOKERS: YES NO

IF YOU HAVE ANY FURTHER SPECIFICATIONS, PLEASE LIST THEM BELOW:

.....
.....

ENERGY PERFORMANCE CERTIFICATES, GAS AND ELECTRICAL SAFETY CERTIFICATES

Energy Performance Certificates (EPC's) **MUST** be instructed on or before 10 days of instruction. Failure to do so will result in properties being withdrawn from the market.

A valid Gas Safety Certificate and relevant Electrical Safety Certificates **MUST** be in place before the commencement and throughout the duration of every tenancy. Please circle 1) or 2) as appropriate.

- 1) The Owner instructs Keywest to arrange gas & electrical safety tests with immediate effect. Invoices for the work will be sent to The Owner for settlement within 28 days. Payment of the accounts will fall due regardless of whether the property is let or not.
- 2) The Owner will instruct appropriate and qualified tradesmen to arrange gas & electrical safety tests. The Owner agrees to deliver all gas & electrical safety tests to The Agent a minimum of 7 days in advance of the date of the commencement of a tenancy, or the due date of renewal. Should the Owner fail to do so, The Agent reserves the right to arrange gas & electrical safety certificates on behalf of The Owner. Invoices for the work will be sent to The Owner for settlement within 28 days or deducted from the first month's rent.

AGENCY AGREEMENT ADDENDUM – RIGHT TO CANCEL

If you are a consumer client you have the right to cancel this contract within 14 days without giving any reason. The cancellation period will expire after 14 days from the day this contract was agreed. To exercise the right to cancel, you must inform us of your decision to cancel this contract by sending us a clear statement in writing to Mr Richard Chesterton at 73a Hinckley Road, Leicester, LE3 0TD or emailing at richard.chesterton@keywest-estateagents.co.uk To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right to cancel before the cancellation period has expired.

We are not legally permitted to market the property until the cancellation period has expired, unless you provide us with specific written permission to do so. Please sign, date and indicate below how you would like us to proceed –

Begin immediate marketing of the property ____

Do not begin immediately marketing of the property ____

Date: _____ / _____ / _____

Signed: _____

If you do request that we begin immediate marketing of your property during the cancellation period and you do exercise your right to cancel, you will be required to pay us an amount which is in proportion to what has been performed until you communicated your cancellation of the contract. This will include any expenses incurred and any reasonable costs. Where we introduce or have negotiations with the ultimate buyer (tenant) of the property before you exercise your statutory right to cancel the contract, this

contract will be deemed to have been fully performed and the agreed agency fee would be due, notwithstanding cancellation took place.

BANK DETAILS

Please indicate the account details where you would like rent to be paid.

BANK NAME

BANK ADDRESS

ACCOUNT NUMBER

SORT CODE

NAME OF ACCOUNT HOLDER(S)

STATEMENT

I confirm that I have read and understood the attached Terms and Conditions including any supplementary information. I hereby authorise The Agent to act on my behalf in the Letting and Management of The Property during the agreed letting period, to sign agreements, to collect rents where due on my behalf and to take all necessary actions on my behalf in the maintenance of The Property. I agree to pay by Letting and Miscellaneous fees (where appropriate) as set out in the Terms and Conditions of which I retain a copy, and to indemnify The Agent for all costs incurred on my behalf. I confirm that I am the legal owner of The Property.

SIGNED: (ALL OWNERS TO SIGN)

PRINT FULL NAMES OF ALL OWNERS:

CORRESPONDENCE ADDRESS

CONTACT TELEPHONE NUMBERS: **HOME:**

WORK:

MOBILE:

EMAIL ADDRESS.....