

EXCLUSIVE AGENCY AGREEMENT TO MANAGE PROPERTY

Re:

We thank you for your kind instructions to manage your above property and we will commence our marketing on:

Landlords Names:

Address:

Home Tel:

Mobile Tel:

Email:

Asking Rent:...£ PCM

Agency:

The Landlord(s) hereby appoints WH Breading (Managing Agents) as their exclusive agents to find suitable tenants for the above property for an initial period of twelve months, unless on a "Find Tenant Only" basis at the agreed service level and commission of (Please tick);

Gold - 12.5%+ VAT

Silver - 10% + VAT

Bronze - 6% + VAT

Gold Student - 12.5% + VAT

50% + VAT Setting up fee deducted from first months rent applies on all management levels

-Excluding find tenant only

Find tenant only - First months rent inc VAT (Maximum £800 Inc VAT)



Please indicate additional services required:

Gas safety certificate £70.00 - £80.00 + VAT

Energy Performance certificate £85.00 + VAT

Inventory check in and check out £120.00 - £350.00 + VAT

Electrical report £120.00 - £320.00 + VAT

Legionella risk assessment £85.00 + VAT

Available on managed options only:

Legal advice and issue of notices through local solicitors £5 + VAT per month

Property visit £35 + VAT

Should the Landlord(s) wish to terminate this agreement for any reason, the Managing Agents shall be entitled to their agreed commission during the initial period provided a tenant is in occupation and paying the prescribed rent. The landlord understands that no changes can be made to the management of the property during a fixed term. If the Landlord does wish to make changes, two months notice prior to the expiration of the fixed term must be given.

Repairs, etc:

The Landlord(s) hereby give authority for the Managing Agents to effect repairs, etc. up to £..... without first consulting the Landlord(s). The managing agent does not accept repairing liability, which remains the responsibility of the Landlord and their insurers.

Warranties by the Landlord(s):

- (a) That they are the owners of the property and are entitled to let the property
- (b) That they will not instruct any other agent to manage the property
- (c) That should they find a tenant, all negotiations will be conducted by the Managing Agents who will be entitled to their full commission
- (d) That they confirm they are in receipt of WH Breading's letting information booklet and understand their obligations as a Landlord

Signed Landlord(s):.....Date:.....

Signed

Managing Agents:.....Date:.....



Please also include details of the following when returning this form:

- Gas safety certificate (we can arrange if necessary)

- Electrical report (we can arrange if necessary)

- Smoke alarms installed on each level (We can arrange if necessary)

- Carbon Monoxide alarm fitted (We can arrange if necessary)

- Legionella certificate for water quality (We can arrange if necessary)

- Details of insurance held on the property

- Bank details for monthly rental payments to be paid into

- Details of current utility providers for the property

- Council tax band of property

- Any other information that might be helpful or relevant to the property:

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