



LANDLORDS' TERMS OF BUSINESS

I/We agree that we have read the attached Agreement, Legal Obligations to Let and General Terms and instruct AccommodatingU.com to act on my/our behalf.

I/We also confirm that we are the legal owner (s) of the Property known as

Property address.....

.....

Postcode.....

Signed..... Dated.....

Signed..... Dated.....

(All parties to sign if jointly owned)

Landlord's full name (s).....

.....

Landlord's home address.....

.....

Postcode.....

Home phone number.....

Mobile number (s).....

e-mail address(es).....

.....

Landlord's Bank.....

Bank address.....

.....

Postcode.....

Sort code..... Account number.....

Account name.....



(please delete where applicable)

I/We require the Full Management/Rent Collection/Tenant Find only service and agree the fees as set out below –

Full Management from 7% of the monthly rent; Rent Collection – 4% of the monthly rent; Tenant Find Only fee from £300

.....
Tenancy set up fee £100* Full Management service only

We understand that Landlord fees are normally subject to vat at the prevailing rate but are exempt at the moment. We understand that we will be notified in writing giving one month's notice of when vat will become payable.

I/We have a gas safety certificate/instruct you to organise one/do not have gas at the property

I/We have a valid EPC/require an assessor to carry out an EPC

I/We have an Electrical Safety Certificate/instruct you to organise one/are prepared to take full responsibility

I/We instruct you to carry out an inventory/schedule of condition at the start of each new tenancy at an agreed cost of £.....

I/We instruct you to register the security deposit/I/We wish to register the deposit. The scheme used is.....and my/our Landlord ID number is

I/We confirm that we are subject to a mortgage on the property and have consent to let from our mortgage company. The name of the lender is.....

I/We understand that any Contractor appointed by the Agent will hold Public Liability Insurance and mutual arrangements for access will be made between the Agent, Tenant and Contractor.

I/We have a preference to using our own contractors who have Public Liability and are aware that they need to liaise with the Agent for access. I/we understand that should our preferred contractors not be available within a reasonable time, that accommodatingu.com will utilise the service of their own Contractors.

Preferred Contractors : Trade..... Name.....

Contact number (s).....

Trade..... Name.....

Contact number (s).....

I/We will consider tenancy applications from : Sharers – Yes/No/Possibly Pets – Yes/No/Possibly
Children – Yes/No/Possibly LHA with Guarantor – Yes/No/Possibly



I/We understand that full referencing will be undertaken by the Agent and that until such time as I/We have given permission to proceed, the negotiations are subject to contract and referencing.

Should I/We withdraw the property from the Agent prior to the tenancy commencing, I/We agree to reimburse the Agent any reasonable costs incurred by an accepted applicant plus reasonable administration costs incurred by the Agent to a maximum of £150.

I/We agree to pay the Agent's fees in accordance with these Terms of Business and understand that the fees set out can be varied by mutual agreement in writing by the parties to this contract

I/We understand that rental payment received will be held in a Client Account and paid to us by bank transfer within 5 working days of the Agent being in receipt of it, less any deductions for maintenance and management of the property (full management service only). Necessary major works will be settled by Me/Us directly to the Contractor or subject to prior arrangement, depositing the funds with the Agent.

I/We understand that the Agent has the authority to sign the tenancy agreement and legal notices on our behalf and that the Tenancy Agreement complies with the relevant Housing Acts. A copy is available from the Agent should we wish to request one.

I/We agree to comply with the terms of the Tenancy Agreement and to maintain the property in accordance with statutory obligations and in particular in accordance with the Landlord and Tenant Act 1985.

I/We understand that either Party can terminate this agreement (Terms of Business) on the vacation of a Tenant or on the occasion of a material breach of any condition of this agreement during a tenancy. Termination will be subject to two months written notice from either party.

I/We understand that should I/We wish to cancel this agreement that it must be in writing within 7 days of instructing accommodatingu.com.

Signed on behalf of accommodatingu.com.....

Position in company..... Dated

AccommodatingU.com Ltd
38 Broken Cross, Charminster, Dorchester DT2 9QB
Registered in England No : 08463702