

Agency Agreement PART 1



Full Name:		
Address of Property:		
		Post code
Property available from:	to:	Furnished/Unfurnished*
Monthly Marketing Rent:	Minimum Monthly Rent	

Service Required: (tick as appropriate): Managed Non-Managed Inventory: Yes No

Restrictions: (Tick as appropriate):

Children: Yes No Sharers: Yes No

Tenancy Deposit Protection Scheme (tick as appropriate)

I/we agree to taking 2 months rent in advance when letting (First 6 last months rent of an agreed tenancy)

I/we do require a deposit

I/we agree to the custodial scheme called 'The Deposit Protection Service' (the DPS) and will pay the appropriate fees
www.depositprotection.com 0870 707 6707

I/we agree to the 'Tenancy Deposit Solutions Ltd' (TDSL) and will pay the appropriate fees
www.mydeposits.co.uk info@mydeposit.co.uk

I/we agree to the 'Tenancy Deposit Scheme (TDSI) and will pay the appropriate fees
www.tds.gb.com 0866 226 7837

Bank Details:

Bank:	
Address:	
Account Name: (Holder)	Account Number:
Sort Code:	Building Society Ref:

I/We acknowledge that I/We will be responsible for obtaining permission to let from my/our mortgage and/or lessor company.

Identification

I/We enclose 2 forms of I.D., required under the Proceeds of Crime Act 2002 as per the enclosed information leaflet.

Declaration

All charges are subject to VAT at the current rate unless otherwise stated.

Insurance premiums are subject to Insurance Premium Tax at the current rate.

By signing this agreement I/We authorise Ash Residential to act as my/our agent in the letting and/or management as indicated in this Agreement of my/our property in accordance with the terms and conditions stated in the accompanying 'Terms of Business' which I/We have received, understand and accept. I confirm I/we have adequate landlord's insurance.

Please tick to confirm receipt of the documents within the Folder:

'Essential Information' 'Technical Requirements' 'Your Identity/Safety' Landlord's/Insurance

By initialling this box I confirm that I have read and understand the Terms of Business folder, Essential Information, Your Identity/Safety and the Technical Requirements sheets prior to signing this agreement.

This property is Freehold Leasehold (tick as appropriate)

I/We attach a copy of the Head Lease (if applicable)

I/We acknowledge that this is a legally binding agreement in conjunction with the Ash Residential Terms of Business, to which, upon signing I/We are bound.			
Signed:	Date:	Signed:	Date:
_____ Landlord	_____	_____ On behalf of Ash Residential	_____

Address of Property:	
	Post Code:

PLEASE NOTE THAT YOUR PROPERTY CANNOT BE LET WITHOUT RELEVANT SAFETY CERTIFICATES

Gas Safety Certificate: Valid for 12 months

If a valid gas certificate is not provided at least 7 days prior to a tenancy commencing, Ash Residential will arrange for a safety check to be carried out on the Landlord's behalf at the landlord's expense.

- Energy Performance Certificate (E.P.C.) £.....inc VAT
 - I/We attach hereto a valid Gas Safety Certificate from a Corgi registered gas engineer.
 - I/We authorise Ash Residential to obtain a Gas Safety Certificate on my/our behalf and enclose funds of £.....inc VAT
- There is no gas supply to the property

Electricity Safety Report: valid for 5 years

- I/We attach hereto a valid Electricity Safety Report covering installation and appliances (where applicable) from a suitably qualified electrician
- I/We authorise Ash Residential to obtain an electrical safety report on my/our behalf and enclose funds of £.....inc VAT

PAT Certificates (Portable Appliance Test): Valid for 12 months.

- I/We attach hereto a valid PAT certificate from a suitably qualified electrician
- I/We authorise Ash Residential to obtain a PAT certificate on my/our behalf and enclose funds of £.....inc VAT

Fire Detection Certificate

- I/We attach hereto a valid PAT certificate
- I/We authorise Ash Residential to obtain a Fire Detection certificate on my/our behalf and enclose funds of:
£..... 2/3 bed £..... 4/5 bed £..... for 6 bed and above, all inc. VAT.

Fire Tests: Valid for 12 months

- Fire Extinguisher: Date checked: / /
- Fire Blanket: Date checked: / /

HMO Landlord's Licence

- I/We attach the HMO Landlord's Licence for the above property
- The property does not require a mandatory licence HMO standards.

HMO Standards

Please note that although some properties do not require a mandatory licence MCC still require properties to meet certain criteria. Please indicate which elements listed have met the HMO standards:

- I/We have installed 1/2 FR doors complete with 3 fire hinges, intumescent strips & door closers
- I/We have installed hardwired fire detection system to BS5839 Pt 1
- I/We have installed wireless fire detection system to BS 5839 Pt 6
- I/We have installed thumbturn locks to front and rear doors
- I/We have installed mechanical ventilation to bathroom and kitchen giving 3 air changes per hour
- I/We have installed a fire blanket & multi use fire extinguisher in the kitchen

Signed: _____ Date: _____
Landlord

Signed: _____ Date: _____
On behalf of Ash Residential