

THIS AGREEMENT is made the

BETWEEN:

- (1) <<Name of Property Mana of Registration>> under registered office is at] OR [
- (2) <<Name of Client>> [a c number <<Company Regis <<insert Address>> ("the C

WHEREAS:

- (1) The Manager provides p Manager has reasonable s
- (2) The Client wishes to eng Agreement, subject to the t
- (3) The Manager agrees to pr subject to the terms and co

IT IS AGREED as follows:

1.	Definitions	and	Interpreta
----	-------------	-----	------------

1.1 In this Agreement expressions have the

"Additional Fees"

"Applicable Tenancies"

"Business Day"

"Commencement Date"

"Common Parts"





company registered in <<Country Registration Number>> whose 'the Manager") and

Country of Registration>> under
e registered office is at] OR [of]

ervices to property owners. The rience in that field.

vide the services set out in this is Agreement.

ut in this Agreement to the Client, nt.

therwise requires, the following

Iger's fees as notified to the Client for providing those aspects of t are expressed in Schedule 1 to nal cost and for providing any es at the request of the Client;

ancies in England listed in section

(other than Saturday or Sunday) y banks are open for their full business in England and Wales;

on which provision of the Services , as set out in sub-Clause 8.1;

hon/shared areas of the Property its;

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"Confidential Informatio

"Fees"

"FFHH Act"

"HHSRS Regulations"

"Management Fee"

"Property"

"Redress Schemes Orde

"Services"

"Term"

"Unit"

1.2 Unless the context

- 1.2.1 "writing", an communicat similar mear
- 1.2.2 a statute or provision as
- 1.2.3 "this Agreen Schedules a
- 1.2.4 a Schedule i











n to either Party, information ed to that Party by the other Party connection with this Agreement r in writing or any other medium, not the information is expressly idential or marked as such);

all sums due under this the Client to the Manager, as edule 2;

es (Fitness for Human Habitation

sing Health and Safety Rating d) Regulations 2005 or (if the ales) The Housing Health and stem (Wales) Regulations 2006;

plus VAT (£<< >> inclusive of ar month;

erty owned by the Client known as >> [as shown edged red on the this Agreement];

ess Schemes for Lettings Agency rty Management Work Belong to a Scheme etc) 2014;

rvices to be provided by the Client in accordance with Clause ed in Schedule 1, and subject to inditions of this Agreement; and

of this Agreement as set out in

or bedsit or other unit at the capable of being let on an assured y.

reference in this Agreement to:

ion, includes a reference to any nic or facsimile transmission or

is a reference to that statute or at the relevant time;

this Agreement and each of the need at the relevant time;

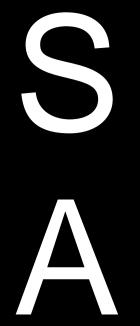
ement;

Iti-Let Residential Property.

- 1.2.5 a Clause or (other than and
- 1.2.6 a "Party" or
- 1.3 The headings used no effect upon the it
- 1.4 Words imparting the
- 1.5 References to any g
- 1.6 References to perso

2. Provision of the Services

- 2.1 With effect from the Term of this Agree Property.
- 2.2 The Manager shal commensurate with in the United Kingdo
- 2.3 The Manager shall it by the Client prov of Services provide
- 2.4 The Manager sha statutes, regulation rules relevant to the
- 2.5 The Manager shall permits and approv the Services.
- 2.6 [The Manager may Services, act on the Agreement but shal time.]
- 2.7 [The Manager sha reasonable change subject to the Clier Fees that may be d
- 2.8 In accordance with a redress scheme redress scheme is Property] [The Pr complaints handling
- 2.9 In accordance with (Requirement to Be member of a gove name and address <<insert name and the Manager's cer scheme may be obt











e to a Clause of this Agreement agraph of the relevant Schedule;

parties to this Agreement.

r convenience only and shall have ement.

clude the plural and vice versa.

ther gender.

tions.

the Manager shall, throughout the tes to the Client in respect of the

with reasonable skill and care, the property management industry

Il reasonable instructions given to e compatible with the specification

nsuring that it complies with all codes of conduct and any other s.

orce during the Term all licences, or advisable for the provision of

specified matters related to the natters shall not be set out in this Parties as they arise from time to

ndeavours to accommodate any may be requested by the Client, elated reasonable changes to the anges.]

rder the Manager is a member of ints. The name of the Manager's idsman] [Ombudsman Services: he]. A copy of the Manager's ned on request.

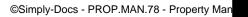
tion Schemes for Property Agents egulations 2019 the Manager is a money protection scheme. The t money protection scheme is [protection scheme">>]. A copy of of the client money protection

3. Client's Obligations

- 3.1 The Client shall uniformation to the I the Services.
- 3.2 The Client shall per
- 3.3 The Client may, f Manager in relation instructions should provided in Schedu
- 3.4 In the event that the other communication the Services or any in a reasonable and
- 3.5 If any consents, lic parties such as lan order for provision the Client's respons (or the relevant part
- 3.6 If the nature of the Client's premises o by the Client, the Cl at the times to be a
- 3.7 Any delay in the product of the delay in complying responsibility or fau

4. Fees, Payment and Reco

- 4.1 The Client shall p provisions of Sched
- 4.2 The Manager shall provisions of Sched
- 4.3 All payments requir shall be made withi of the relevant invoi
- 4.4 All payments requir shall be made in cle Party may from time
- 4.5 Where any paymen day that is not a Bu Day.
- 4.6 Without prejudice following the expiry on a daily basis at name of bank>> fro outstanding sums.





eavours to provide all pertinent ry for the Manager's provision of

ut in Schedule 3.

e reasonable instructions to the vision of the Services. Any such he specification of the Services

tecision, approval, consent or any r to continue with the provision of the Client shall provide the same

sions are needed from any third ties, local authorities or similar in thereof) to commence, it shall be e before provision of the Services

the Manager has access to the ess to which is lawfully controlled Manager has access to the same ger and the Client as required.

esulting from the Client's failure or s of this Clause 3 shall not be the

lanager in accordance with the

ees due in accordance with the

to this Agreement by either Party ness Days of receipt by that Party

to this Agreement by either Party ed Kingdom bank as the receiving

ment is required to be made on a ide on the next following Business

any sums which remain unpaid sub-Clause 4.3 shall incur interest above the base rate of <<insert ment is made in full of any such

- 4.7 Each Party shall:
 - 4.7.1 keep, or pr account as a pursuant to t
 - 4.7.2 at the reaso agent to insp that they rela and
 - 4.7.3 within <<ins obtain at its certificate as this Agreem

5. Liability, Indemnity and I

- 5.1 The Manager shall insurance that shall
- 5.2 In the event that the care and skill it sha additional cost to the
- 5.3 The Manager's tota negligence or bread
- 5.4 The Manager shall that results from the Manager.
- 5.5 Nothing in this Ag death or personal ir
- 5.6 Subject to sub-Clau costs, liability, dar Manager's breach c
- 5.7 The Client shall inc loss, claims or pro (including that belo caused by the Clien

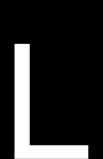
6. Confidentiality

- 6.1 Each Party underta authorised in writin continuance of this termination:
 - 6.1.1 keep confide
 - 6.1.2 not disclose
 - 6.1.3 not use any contemplate
 - 6.1.4 not make ar any Confider











ept, such records and books of the amount of any sums payable urately calculated;

her Party, allow that Party or its ooks of account and, to the extent ose sums, to take copies of them;

end of each <<insert interval>>, ly to the other Party an auditors' ums paid by that Party pursuant to terval>>.

ace at all times suitable and valid

orm the Services with reasonable necessary remedial action at no

damage caused as a result of its be limited to £<<insert sum>>.

or damage suffered by the Client ow any instructions given by the

xclude the Manager's liability for

Il indemnify the Client against any proceedings arising out of the

inst any costs, liability, damages, ss or damage to any equipment ties appointed by the Manager) ees.

ovided by sub-Clause 6.2 or as it shall, at all times during the <insert period>> years] after its

rmation;

tion to any other party;

n for any purpose other than as rms of this Agreement;

ny way or part with possession of

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- 6.1.5 ensure that contractors o be a breach
- 6.2 Either Party may:
 - 6.2.1 disclose any

6.2.1.1 any s 6.2.1.2 any g

6.2.1.3 any afore

to such exte this Agreen Services), o inform the Information such body u such body u such body) confidentialit should be a keep the Co purposes for

- 6.2.2 use any Cor other persor or at any tin fault of that not disclose knowledge.
- 6.3 The provisions of th terms, notwithstand

7. Force Majeure

- 7.1 No Party to this Agr their obligations wh beyond the reasona limited to: power fai unrest, fire, flood, governmental action in question.
- 7.2 [In the event that a hereunder as a resperiod>>, the other written notice at the Parties shall agree provided up to the any prior contractua of this Agreement.]



officers, employees, agents, subwhich, if done by that Party, would Clauses 6.1.1 to 6.1.4 above.

to:

of that Party;

thority or regulatory body; or

f that Party or of any of the es or bodies;

for the purposes contemplated by limited to, the provision of the n each case that Party shall first in question that the Confidential pt where the disclosure is to any or any employee or officer of any ng to the other Party a written arty in question. Such undertaking in the terms of this Clause 6, to nfidential and to use it only for the nade; and

any purpose, or disclose it to any it is at the date of this Agreement, nes, public knowledge through no use or disclosure, that Party must ntial Information that is not public

e in force in accordance with their Agreement for any reason.

r any failure or delay in performing ay results from any cause that is Such causes include, but are not vider failure, industrial action, civil acts of terrorism, acts of war, is beyond the control of the Party

t cannot perform their obligations a continuous period of <<insert tion terminate this Agreement by he event of such termination, the onable payment for all Services h payment shall take into account nto in reliance on the performance

8. Term and Termination

- 8.1 This Agreement sh and shall continue f provisions of this Cl
- 8.2 Either Party shall have other Party and example other Party and example other notice to the in sub-Clause 8.1 (extended pursuant period of <<insert p
- 8.3 Either Party may te <<insert notice per <<insert minimum te
- 8.4 Either Party may notice to the other R
 - 8.4.1 any sum ov provisions c Business Da
 - 8.4.2 the other Pa this Agreem it within <<i notice givin remedied;
 - 8.4.3 an encumbr company, a that other Pa
 - 8.4.4 the other Pa being a con the meaning
 - 8.4.5 the other Pa made agains the purposes a manner the bound by or this Agreem
 - 8.4.6 anything an jurisdiction o
 - 8.4.7 that other Pa
 - 8.4.8 control of th persons not Agreement. persons" sh and 1122 res
- 8.5 For the purposes of remedy if the Party respects.
- 8.6 The rights to term prejudice any other















<<insert Commencement Date>> m>> from that date, subject to the

the agreement and consent of the ess than <<insert notice period>> o the expiry of the Term specified r which this Agreement has been end this Agreement for a further

by giving to the other not less than expire on or at any time after

his Agreement by giving written

ne other Party under any of the pt paid within <<insert period>> yment;

reach of any of the provisions of capable of remedy, fails to remedy s Days after being given written breach and requiring it to be

or where the other Party is a any of the property or assets of

arrangement with its creditors or, to an administration order (within 86);

or firm, has a bankruptcy order , goes into liquidation (except for tion or re-construction and in such therefrom effectively agrees to be mposed on that other Party under

foregoing under the law of any her Party;

to cease, to carry on business; or

red by any person or connected other Party on the date of this Clause 8, "control" and "connected scribed thereto by Sections 1124 tion Tax Act 2010.

ach shall be considered capable of ith the provision in question in all

iven by this Clause 8 shall not er Party in respect of the breach

concerned (if any) c

9. Effects of Termination

Upon the termination of this

- 9.1 any sum owing by Agreement shall be
- 9.2 the Manager shall materials held by th
- 9.3 all Clauses which, e the expiry or termina
- 9.4 termination shall no which the terminatir termination or any may have in respe before the date of te
- 9.5 subject as provided rights neither Party
- 9.6 each Party shall (e cease to use, eithe shall immediately re control which contai

10. No Waiver

No failure or delay by eithe shall be deemed to be a wa of any provision of this Agr breach of the same or any

11. Further Assurance

Each Party shall execute may be necessary to carry

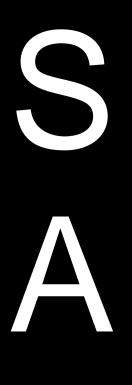
12. Costs

Subject to any provisions own costs of and incident into effect of this Agreemer

13. Set-Off

Neither Party shall be entit or sums received in res agreement at any time.

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on:

under any of the provisions of this nd payable;

nonies, records, books and other he Client

ir nature, relate to the period after hall remain in full force and effect;

right to damages or other remedy pect of the event giving rise to the or other remedy which any Party s Agreement which existed at or

except in respect of any accrued r obligation to the other; and

rred to in Clause 6) immediately any Confidential Information, and ny documents in its possession or tial Information.

of its rights under this Agreement waiver by either Party of a breach to be a waiver of any subsequent

deeds, documents and things as eement into full force and effect.

ty to this Agreement shall pay its eparation, execution and carrying

n any manner from payments due er this Agreement or any other

14. Assignment and Sub-Cor

- 14.1 [Subject to sub-Cl Neither Party may charge) or sub-lice sub-contract or othe written consent of withheld.
- 14.2 [The Manager shall it through any othe skilled sub-contract contractor shall, for or omission of the N

15. Time

- 15.1 [The Parties agree be of the essence o OR
- 15.2 [The Parties agree for guidance only a varied by mutual ag

16. Relationship of the Partie

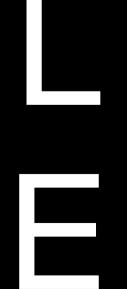
Nothing in this Agreement joint venture, agency or oth contractual relationship exp

17. Non-Solicitation

- 17.1 Neither Party shall, period>> after its te person who is or w any time in relation that Party].
- 17.2 Neither Party shall, period>> after its te Party any customer cause damage to consent of that Part

18. Third Party Rights

18.1 No part of this Agre accordingly the Cor this Agreement.



nent is personal to the Parties. arge (otherwise than by floating te any of its rights hereunder, or obligations hereunder without the consent not to be unreasonably

y of the obligations undertaken by or through suitably qualified and n of such other member or subreement, be deemed to be an act

referred to in this Agreement shall

referred to in this Agreement are ce of this Agreement and may be rties.]

emed to constitute a partnership, between the Parties other than the s Agreement.

ement and for a period of <<insert loy or contract the services of any se engaged by the other Party at put the express written consent of

ement and for a period of <<insert cit or entice away from the other h solicitation or enticement would arty [without the express written]

fer rights on any third parties and arties) Act 1999 shall not apply to

19. Notices

- All notices under th if signed by, or on notice.
- 19.2 Notices shall be dee
 - 19.2.1 when delive registered m
 - 19.2.2 when sent, transmission
 - 19.2.3 on the fifth ordinary mai
 - 19.2.4 on the tent postage pre

In each case notice address, or facsimil

20. Entire Agreement

- 20.1 This Agreement co respect to its subject in writing signed by
- 20.2 Each Party acknow on any representa provided in this A implied by statute o by law.

21. Counterparts

This Agreement may be Parties to it on separate co shall be an original, but a same instrument.

22. Severance

In the event that one or unlawful, invalid or otherwis severed from the remainde be valid and enforceable.

23. Dispute Resolution

- 23.1 The Parties shall at Agreement through have the authority to
- 23.2 [If negotiations un

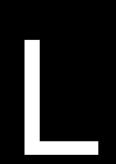
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writing and be deemed duly given sed officer of the Party giving the

given:

ier or other messenger (including ss hours of the recipient; or

nile or e-mail and a successful s generated; or

g mailing, if mailed by national

ng mailing, if mailed by airmail,

the most recent address, e-mail other Party.

ement between the Parties with modified except by an instrument sentatives of the Parties.

to this Agreement, it does not rely r provision except as expressly itions, warranties or other terms ded to the fullest extent permitted

nber of counterparts and by the n when so executed and delivered ther shall constitute one and the

of this Agreement is found to be nose provision(s) shall be deemed remainder of this Agreement shall

ute arising out of or relating to this eir appointed representatives who

o not resolve the matter within

<<insert period>> c attempt to resolve Dispute Resolution

- 23.3 [If the ADR proced within <<insert period not participate in arbitration by either
- 23.4 The seat of the arbit The arbitration sha Arbitration as agree unable to agree on may, upon giving v Deputy President fo the appointment of that may be require
- 23.5 Nothing in this Cla applying to a court f
- 23.6 The Parties hereby dispute resolution u Parties.

24. Law and Jurisdiction

- 24.1 This Agreement (in therefrom or assoc accordance with, th
- 24.2 Subject to the provi or claim between t contractual matters shall fall within the j

25. VAT

This Agreement details the the rate of VAT is changed the Client will be liable to p is chargeable regardless change.

IN WITNESS WHEREOF this Ag before written

SIGNED by <<Name and Title of person signin for and on behalf of <<Manager's I

In the presence of <<Name & Address of Witness>>

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tation to negotiate, the parties will th through an agreed Alternative

23.2 does not resolve the matter at procedure, or if either Party will he dispute may be referred to

23.3 shall be England and Wales. rbitration Act 1996 and Rules for In the event that the Parties are Rules for Arbitration, either Party r Party, apply to the President or hartered Institute of Arbitrators for prs and for any decision on rules

either Party or its affiliates from

nd outcome of the final method of [not] be final and binding on both

ual matters and obligations arising governed by, and construed in ales.

dispute, controversy, proceedings s Agreement (including any nonherefrom or associated therewith) f England and Wales.

e of VAT and exclusive of VAT. If s agreed between the parties that from the date the new rate of VAT er has notified the Client of the

executed the day and year first

SIGNED by

<<Name and Title of person signin for and on behalf of <<Client's Nar

In the presence of <<Name & Address of Witness>>



<<Insert a detailed specification Agreement. The list below is by circumstances.>>

Marketing when Units are vacan

	Service
1	When any Unit is unoccup unoccupied, the Manager qualified lettings agent to] ma an assured shorthold tenancy
2	The Manager shall [instrue prepare particulars of the description [, video footage] a the particulars have been ap shall be published in broo advertising materials and onli
3	The Manager shall, if so inst the Client's cost, arrange fo Certificate (EPC) to be prepar
4	The Manager shall not comn person to commence the ma valid EPC is available and efficiency rating is between exemption has been registe Exemptions Register and rem
5	The Manager shall, if request Client's cost, arrange for checks to be carried out in Client's obligations in the G Use) Regulations 1998, (Safety) Regulations 1994 before 08 December 2016), (Safety) Regulations 2016 (for or after 08 December 2016) Standards in the Private Regulations 2020.
6	If it appears to the Manager the Unit any of the "hazards Regulations the Manager sha

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vided by the Manager under this and must be modified to suit the

s

 \bigvee

	Include Manage Fee?		Fee	litional s able?
ne oly on	~~	>>	<<	>>
to] en ce ey ed	~~	>>	<<	>>
at ce	<<	>>	~~	>>
ier s a gy Ilid RS	~~	>>	<<	>>
he ety he nd ent ed ent on ety nd)	<<	>>	<<	>>
at RS	<<	>>	<<	>>

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14

	a. advise the Client of t that need to be taken;	ps
	b. recommend that the osuitably qualified perso	an
7	The Manager shall, if request Client's cost, arrange for wo Unit:	he he << >> << >>
	a. in order to minimise HHSRS Regulations;	in
	b. in response to a noti local authority under the	he
8	If the tenancies will fall within	ble
	Tenancies and it appears to and/or the Common Parts	nit << >> << >>
	habitation" as defined in the of the tenancy, the Manager s	ant
	a. advise the Client of the	/or
	the Common Parts an taken to put and keep	be
	Parts in a state that is defined in the FFHH A	as
	b. recommend that the suitably qualified perso	a
9	The Manager shall, if request	he
	Client's cost, arrange for wo Unit and/or Common Parts (he << >> << >> ed
	for these works from any third in order to put the Unit and/o	ed) ate
	that is fit for human habitati FFHH Act.	he
10	The Manager shall, if request Client's cost:	he << >> << >>
	a. arrange for the installation	on
	monoxide alarms require Carbon Monoxide Aları	nd
	2015;	
	b. check that each alarm is the day a new tenancy be	on
	c. carry out any remedial ac	lial
	notice relating to the Unit and Carbon Monoxide Al 2015.	ke ns
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11	The Manager shall [instruct with enquiries from potential viewings and keep the Client all enquiries and viewings.		leal cort e of	<< >>	<< >>
12	The Manager shall [instruct t appropriate references on ar a firm commitment to enter and shall ensure that the re the Client.		up ted ent to	<< >>	<< >>
13	The Manager shall, if reques Client's cost, arrange for:		the	<< >>	<< >>
	a. an inventory of t photographic schedu prepared by an indepe		a be		
	 the inventory clerk to new tenant whereby t are confirmed by the t 		h a ory		
	c. the inventory clerk to the tenant whereby th the Unit are checked inventory and a repor schedule of condition)		vith s of the ohic nt.		
14	The Manager shall [instruct f extent that sections 20–37 d are in force in relation to the is situated), accept liability requirements of sections 20 on behalf of the Client and sh		the 014 erty the Act	<< >>	<< >>
	 a. obtain from the proposition intended adult occupier and documentation required "right to rent" checks on t 		any ion out		
	 b. carry out "right to rent" cl relevant Home Office guidance; 		all and		
	c. report the outcome of the soon as possible.		as		
15	The Manager shall [instru prepare a holding deposit ag is to be collected, which sha Client. The Manager shall agreement on behalf of the the Manager to do so.		to] osit the osit icts	<< >>	<< >>
	the manager to do so.			Residential Propert	

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16	The Manager shall comply w respect of holding deposits in
17	The Manager shall, if request Client's cost, arrange for the cleaned before the grant of a
18	The Manager shall [instr professional to] prepare an agreement for signature by a obtain the Client's approval of
19	The Manager shall sign any t document on behalf of the C the Manager to do so.
20	The Manager shall not permi until that tenant has:
	a. signed a tenancy agree
	b. paid to the Manager month's rent;
	c. paid to the Manager deposit equivalent to weeks' rent] ¹ ; and
	d. provided a signed sta payments of rent to the
21	The Manager shall protect, had deposits in accordance with the Housing Act 2004.
22	The Manager shall provide to of a security deposit being information" required by the H
23	The Manager shall [instruct the Tenant with the latest Housing, Communities and L Rent: the checklist for rent Property is in Wales) t publication "A Home in the Guide for Tenants" befo completion of the tenancy age

in	<<	>>	<<	>>		
he Illy	<<	>>	<<	>>		
ed icy all	<<	>>	<<	>>		
ner cts	<<	>>	<<	>>		
nit	<<	>>	<<	>>		
rst						
ity six						
ıre						
ity of	<<	>>		<<	>>	
iys ed	<<	>>	~	<<	>>	
de of to he t's A ter	<<	>>		<<	>>	

S

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nere the annual rent is under £50,000 more. Security deposits for ASTs in s the power to introduce caps in the

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¹ Security deposits in England are ca

or capped at six weeks' where the

Wales are not currently capped but

future.

Day-to-day management of the P

	Servi	ce		Included in Management Fee?	Additiona Fees payable?
24	Subject to the Client provided in the necessary information (such providers and the relevant Manager shall notify the Local department and any utilities of providers whenever the idention or the person responsible for the respect of a Unit changes.			ne ne ax ce nit in	<< >>
25	float tenan	ct to the Manager being provided by the Client t) the Manager shall pa erty on the following basi the Manager shall not be paid by a tenant in as Council Tax, utilitie		a << >> ne to ch er	<< >>
	b.	services such as tele the Manager shall pa they relate to a period the Manager shall charge and other s landlord or the landlor		ut as d; ce i's ny	
	C.	the Manager shall pay Property (includin maintenance, repairs, Property, cleaning and commissioned in acc this Agreement;	t id t	ne on ne en of	
	d.	the Manager shall pay insurance of the Prope able to arrange insural		or ot	
	e.	the Manager shall not it has received an invo) =	SS	
	f.	the Manager shall be invoices and demands		ау	
	g.	the Client may instruc some or all of the typ above.		ke to	

2	26	the Cl	anager shall demand a ient in accordance with by agreement.		f of ant	<<	>>
2	27	If rent i	s unpaid for << >> Bus		he:		
		a.	the Manager shall notif attempt to obtain paym calls, visiting the releva three arrears letters;			<<	>>
		b.	if the rent remains unpathe Manager shall notif Client of the steps that		о, 0		
		С.	the Manager shall, if re the Client's cost, [instru professional to] take the Client.		at ne		
2	28	and sl	anager shall inspect the nall report its findings e photographic schedul		ths nall	<<	>>
2	9	Tenan and/or habitat	tenancies fall within t cies and it appears to the Common Parts tion" as defined in the F nancies, the Manager sl		ble Jnit han ing	~~	>>
		a.	advise the Client of t Common Parts and taken to put and kee Parts in a state that is defined in the FFHH A		l/or be ion as		
		b.	recommend that the suitably qualified perso		па		
3	0	Client' Unit a	anager shall, if reques s cost, arrange for wo nd/or Common Parts (ese works from any ed):		the the red een	<<	>>
		a.	in order to put and kee Parts in a state that is accordance with the F		non 1 in		
		b.	in response to a no issued by the tenant i Common Parts;		orts I/or		
		C.	in response to any cla by a tenant under the		led		
C	Sim	ply-Docs -	PROP.MAN.78 - Property Man		ılti-Let	Resid	ential P

f of ant	<<	>>	<<	>>	
he:	<<	>>	~	>>	
ດ, ຄ					
at ne					
ths nall	~~	>>	 ~~	>>	
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l/or be ion as					
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the the red en	<<	>>	~~	>>	
ion i in					
orts I/or					
ied					

	d.	in order to comply w courts under the FFH	the		
31	Client Prope	Manager shall, if reques i's cost, conduct more erty and shall report its fi include photographic sch	the the ich	<< >>	<< >>
32	The N a.	/anager shall: advise the Client of ar	of	<< >>	<< >>
		a tenancy agreement attention;	er's		
	b.	require the tenant to making telephone call and sending up to thre	by Jnit		
	C.	if the breaches have taking these steps, no the Client of the steps	fter ise		
	d.	if requested by the Cli [instruct a suitably qu the next steps required	ost, ake		
33		Aanager shall advise the tenant or by other parti	sed y.	<< >>	<< >>
34	mana	lanager shall be respons gement of the Property, i enance and replacement		<< >>	<< >>
	a.	the cost of any mainten replacements shall be t			
	b.	if the work is listed in th approved by the client a 27 the Manager may ar done without reference	bh		
	C.	if the work is not listed i and the cost of the work less than £< <insert amo<br="">Manager may arrange t without reference to the</insert>	ule		
	d.	if the work is not listed i	ule		
	u.	and the cost of the worl f< <insert amount,="" e.g.<="" td=""><td>ner</td><td></td><td></td></insert>	ner		
	u.	and the cost of the worl £< <insert amount,="" e.g.<br="">shall contact the Client proceed with the work;</insert>	ger		

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	practicable to obtain the Manager may arrange t without the permission			
	f. unless agreed otherwis Manager and the Client responsible for arrangir maintenance or the rep excess of £< <insert am<br="">Manager may charge a arranging and overseei</insert>	in		
35	The Manager shall on behalf contracts for maintenance, re cleaning, gardening and othe considers necessary or o management of the Property obtaining the Client's prior a contract].	ger ger ger ach	<< >>	<< >>
<u>Stra</u>	ategic management and advic			
	Service		Included in Management Fee?	Additional Fees payable?
36	The Manager shall within << Commencement Date prepares schedule for the Property sett budget for maintenance work items and provision of service to cleaning and gardening) du	the nce d a of ted	<< >>	<< >>
37	Once the Client has approved to the maintenance schedule,	S	<< >>	<< >>
	 a. implement the program b. review the programme months and advise the changes are required; 	>		
	c. amend the maintenanc following any review ar programme.)		
38	The Manager shall advise the necessary to carry out new checks in order to comply with the Gas Safety (Installation a	t is ety in 98,	<< >>	<< >>
	the Electrical Equipment (Sa	(for		

	Electric applian and the Sector arrange	ces purchased before al Equipment (Safe ces purchased on o Electrical Safety Sta (England) Regulation of the necessary nt's cost, if requested			the (for 16), nted shall t, at			
39	laws ar for resid if it bec regulati arrange	anager shall notify the id regulations relating dential lettings and slowers aware of a breat omes aware of a breat ons in relation to the for any required rem nt's cost, if requested		Δ	s to herty lient s or shall h, at	<< >>	<< >>	
40	the Clie notice	nager shall make a ent at all reasonable for the purposes o to the Property.			e to able vice	<< >>	<< >>	
< <insert all="" complete="" details="" f<br="" of="">charges listed below are by wa circumstances.>></insert>						ements under this Agreement. The and must be modified to suit the		
Fee structure								
1.	The Client shall pay the fol					r the provisior	provision of the Services:	
	d.	the Management F						
	e.	the Additional Fees						
Float held by Manager								
2.	float	e commencement of t of £< <insert amount,="" o<br="">dance with Schedule</insert>				shall provide the Manager with a diture on behalf of the Client in		

3. When requested by the Ma so that it remains at £<<ins

Provision of statements, invoid

- The Manager shall within < Term and for so long as ne in relation to the Property f
 - a. all sums received;

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d further sums of money to the float

er the end of each month during the othe Client a statement setting out,

- b. all expenditure incur
- c. the Fees due to the
- d. the amount held by
- 5. Having sent the statement t
 - a. retain the Fees and Days; and
 - b. retain such amount the float up to £<<in
 - c. remit the balance to
- If there are insufficient funds the float the Manager shall r Client shall pay that sum to

<<Insert details. The obligations li depending on the circumstances.>

- 1. The Client confirms that the Units on the basis of an ass
 - a. any consent require the Client's lease;
 - b. any consent require
 - c. any consent require

has been obtained or will be

- 2. The Client shall provide the confirms that the Manager r
- The Client shall ensure that Furnishings (Fire) (Safety) F
- The Client understands thei Use) Regulations 1998. In p
 - a. the Client shall befo
 - i. provide the l check carrie than 12 mon

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shall:

d invoice within << >> Business

eimburse all expenditure and top and

Business Days.

se the expenditure and/or to top up n required from the Client and the > Business Days.

be amended, deleted or added to

Property and are entitled to let particular the Client confirms that:

erior landlord under the terms of

gee; and

s

incy agreement is signed.

all keys for the Property and f the keys as necessary.

erty comply with the Furniture and

er the Gas Safety (Installation and

either:

e report from the last annual safety tered engineer (which must be less

- ii. instruct the I and any rem
- b. the Client shall, before the tenant is to remain
 - i. provide the I out by a Gas
 - ii. instruct the I and any rem
- The Client understands thei (Safety) Regulations 1994 (2016) and the Electrical Equ purchased on or after 08 De
 - a. the Client shall ensu Property complies w
 - the Client shall prov registered with a go safety of the electric
- 6. The Client understands thei in the Private Rented Secto
 - a. the Client shall arrar competent person to Property at intervals
 - b. the Client shall prov competent electricia
 - c. for existing tenancie copy of the report to housing authority, w
 - d. the Client and Mana carrying out the nex
 - e. the Client shall supp recent report to: 1) a within 28 days of a r
 - f. if the report requires out, or instruct the N investigation or any competent person w
 - g. the Client shall supp further investigative and also to the local out.

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engineer to carry out the check the Client);

us annual safety check (but only if expiry date), either:

e next annual safety check carried ; or

engineer to carry out the check the Client) before the expiry date.

er the Electrical Equipment urchased before 08 December ons 2016 (for electrical equipment ar:

ment provided by the Client at the

rtificate from an electrician who is isation (such as NICEIC) as to the nces at the Property.

er The Electrical Safety Standards 020. In particular:

er to arrange for a qualified and ted electrical installation at the

report from a qualified and

or instruct the Manager to supply a ys, and if requested by the local

he report and give it to the person

r to supply a copy of the most ation; and 2) a prospective tenant ve tenant;

medial work, the Client shall carry e cost of the Client), the further t be carried out by a qualified and t or as otherwise stated; and

confirmation of completion of such th the report to the existing tenant 28 days of the work being carried







- 7. The Client understands that valid Energy Performance C unable to market a Unit if it exemption has been registe in force. The Client shall eith Manager to arrange for an E
- The Client is aware of the st by section 11 of the Landlor obligations.
- 9. The Client is aware of the H the Housing Act 2004. The Property and shall comply in authority.
- The Client is aware of the FFHH Act. The Client shall timely manner with any not will also comply with any or
- 11. The Client understands thei Monoxide Alarm (England)
 - a. the Client shall befo
 - i. confirm in w monoxide al
 - ii. instruct the I (at the cost o
 - b. the Client shall eithe
 - i. check that e tenancy beg
 - ii. instruct the N
 - c. the Client shall eithe
 - i. carry out any Property ser (England) Re
 - ii. instruct the N Client).
- 12. The Client understands thei Homes (Fees etc.) (Wales)
- The Client shall notify the M understands that the Manag Non-Resident Landlords Sc

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ble to market any Unit unless a le and that the Manager will be ating of F or G, unless a valid Exemptions Register and remains with a valid EPC or instruct the e Unit (at the cost of the Client).

ns placed on residential landlords he Client shall comply with those

Rating System introduced under le steps to minimise hazards at the y notice or order issued by the local

ed on residential landlords by the tions. The Client shall comply in a lings made by a tenant. The Client under the FFHH Act.

er The Smoke and Carbon cular:

all necessary smoke and carbon at the property; or

e necessary alarms to be installed

king order on the day a new

a check (at the cost of the Client).

t in a remedial notice relating to the d Carbon Monoxide Alarm

remedial action (at the cost of the

enant Fees Act 2019] **OR** [Renting d will comply with these obligations.

ecomes a non-UK resident and al with rent in accordance with the venue & Customs.

Ilti-Let Residential Property.

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