

CITY PROPERTY LETS

www.citypropertylets.co.uk

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LETTING ONLY

TERMS AND CONDITIONS OF ENGAGEMENT January 2024

Prior to receipt of your instructions, a representative of City Property Lets may attend the property and subsequently prepare an appraisal to provide you with our opinion of the likely rental income and most appropriate type of tenants.

On receipt of instructions to let your property we will market the property using local advertising, shop window advertising, our own website, internet portals and on occasion, Facebook and Instagram.

The Landlord agrees that if we have previously let their property and material, structural or any other changes have taken place, a full disclosure of this is made on the Letting Only Landlord Declaration Form (a copy can be found on our website).

The Landlord agrees to fully disclose information of any shared utilities, included bills or relevant information that tenants should know prior to their application.

The Landlord agrees to supply City Property Lets with the current Gas Safety Certificate (where appropriate), Portable Appliance Certificates, a current Energy Performance Certificate, a current EICR Certificate, a HMO License where appropriate and Property Insurance documents.

Appointments for prospective tenants to view the property will be arranged by the Landlord unless City Property Lets are instructed by the Landlord at a cost of £144.00 including VAT to do so on behalf of the Landlord.

The Landlord is responsible for liaising with current tenants regarding upcoming visits by City Property Lets.

The Landlord agrees to provide photographs of the property in its current condition to City Property Lets, and where available an up-to-date virtual viewing video.

City Property Lets can provide, when requested by the Landlord, a photographing and video service for a fee of £144.00 including VAT.

References will be obtained for individual or corporate applicants and a request for a deposit equivalent to one month's rent will be made direct to the Landlord's bank account. In the case of pets being kept at the property an addition deposit sum may be requested.

The Landlord agrees to inform City Property Lets as soon as a deposit is received. The Landlord agrees to supply City Property Lets with a Deposit Certificate with 7 days of receipt of funds. The deposit is held by the Landlords chosen deposit scheme for the duration of the tenancy and returned directly to the tenants at the end of the tenancy, subject to performance of their obligations.

The Landlord is responsible for meeting the new tenants at the property on the start day of the tenancy to provide, access, keys, complete a fire check where necessary and to provide their contact details.

The Landlord agrees to pay City Property Lets fees for this service as set out by City Property Lets (Letting Only Service) Landlord Tariff on the website.

Collection of rent will be the responsibility of the Landlord. City Property Lets takes no responsibility for late or unpaid rents and will not be responsible for any legal fees incurred in the collection of such.

The Landlord is responsible for carrying out their own periodic inspections, repairs and renewals, safety testing, liaising with tenants and other property related issues for the whole duration of the tenancy.

City Property Lets does not accept liability for any damages, sub-letting or other non-permitted actions that are in breach of the tenancy.

It is a term of the contract that City Property Lets Ltd carries out the above services with reasonable care and skill. However, we are unable to guarantee the suitability or performance of tenants, timely rental payments, or vacant possession at the end of the tenancy and, accordingly, we do not accept liability should these or other such problems including disputes arise.

City Property Lets require that the Landlord obtains the following permissions prior to letting, where appropriate:

(i) Consent to let from your mortgage lender.

(ii) If you are a lessee, you will be required to obtain permission to underlet from your lessor.

(iii) If you are a joint owner, you should, ensure that all the other joint owners are named on the City Property Lets Letting Only Landlord Declaration Form and subsequently on the tenancy agreement and confirm that you are authorised to act on their behalf.

(iv) You should notify your insurance company of your intention to let and obtain their agreement to extend the insurance cover on the property and its contents to cover changed circumstances.

City Property Lets requires that furnishings provided by Landlords comply with the 1987 Consumer Protection Act and the Fire and Furnishings Regulations 1988 & 1993.

It is the Landlord's responsibility as owner to ensure that the property meets the requirement of the Housing Act 2004 in relation to properties that are deemed to be 'Houses in Multiple Occupation' and more specifically houses that require a license under any relevant legislation.

The Landlord has a duty of care to their tenants that necessitates the installation of appropriately complaint smoke detectors /or a full fire alarm system. It is the landlord's responsibility to carry out testing of such systems in accordance with the law.

Where the property forms part of a block the Landlord must ensure that the relevant fire safety obligations are being fulfilled by the Management Company.

The Landlord agrees to City property Lets Privacy Policy.
City Property Lets Letting Only Service 2024