

Blackpool Letting Centre,
1a Leeds Road, Blackpool
☎ **01253 393222**
enquiries@
blackpoollettingagents.co.uk

Cleveleys Letting Centre,
6 Brighton Avenue, Cleveleys
☎ **01253 823135**
enquiries@
cleveleyslettingagents.co.uk

Fleetwood Letting Centre,
198 Lord Street, Fleetwood
☎ **01253 870600**
enquiries@
fleetwoodlettingagents.co.uk

terms of business

Setting Up Charge

- Professional advice on current market rental value to maximise income
- Details prepared for advertisements in the local press, internet and property list
- To let board available if required
- Accompanied viewings with all prospective tenants
- Application sent with minimum of four references to landlord
- Obtain further details on prospective tenant if requested by landlord
- Tenant referencing on all applicants – paid for by tenant
- Credit check submitted on guarantor – paid for by guarantor
- Inform landlord of credit check
- Prepare Assured Shorthold Tenancy Agreement
- Prepare guarantor agreement if required
- Prepared detailed inventory of furnishings and condition of property
- Advise utilities of commencement of tenancy
- Collect security bond as stakeholder and hold in bonded clients account
- Collect first month's rent – from which setting up charge is deducted
- Account to landlord for rent received on a monthly basis
- Submit and advise on details for Accreditation, if required
- Advise of details of Tenancy Deposit scheme

Scale of Charges

Setting up fee

£ excl. VAT
£ incl. VAT

Let Only

Let Only service is available which includes all the aforementioned services.

Scale of Charges

£ incl. VAT

Where Let only Fees are in excess of the first month's rent, then McDonald Property rentals will use a contra accounts system.

Should a landlord experience tenancy problems, McDonald Property Rentals services are available.

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Management Service

- Arrange payment of rent to our bonded clients account
- Forward rent after deductions for maintenance & fees
- Submit to landlord a monthly statement of rental income and expenditure
- Continuance of advice re *implementation of all property law* – Housing Act 2004, including Housing, Health and Safety Rating Scheme, Licensing and Tenancy Deposit Scheme etc

Monthly Commission

10% of rent received + VAT

Interest

McDonald Property Rentals do not pay interest on money held.

McDonald Property Rentals do not charge bank charges to landlords.

Extended Agreements

Prepare extended tenancy agreement, which is signed by both landlord/agent and tenant.

Scale of Charges

£ 30.00 + VAT

Furniture and Furnishings Regulations 1988

All furnishings must be fire resistant and comply with above regulations

Quotations

Works carried out by tradesmen are charged to the landlord at the price quoted by the tradesman. There is no fee payable to McDonald Property Rentals as it forms part of the Management Service.

Gas Safety Regulations

All appliances must be inspected by a Corgi registered plumber and a certificate issued on an annual basis which can, if required, be arranged by McDonald Property Rentals.

Smoke Detectors

Smoke detectors must be fitted to all floors. They will be checked by McDonald Property Rentals at every inspection.

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Electrical Inspection

It is a Landlords legal duty to ensure that a property is safe. If anyone is injured by any faulty electrical appliance owned by the Landlord or by an electrical circuit, then it would be the Landlords duty to prove that the appliance or circuit was safe. McDonald Property Rentals therefore strongly recommend that the Landlord have all electrical appliances and circuits certified by a suitably qualified electrician, a certificate issued and that such inspection take place at least every five years.

Exclusion of Liability

McDonald Property Rentals are not responsible to the Landlord in respect of any damage, costs, claims or liability whatsoever arising from the property failing to be safe and / or being in breach of any statutory or local rules and regulations affecting the property.

Insurance

The landlord is responsible for insuring the property and contents.

General Notes

- No fee is due until the property is let
- All fees are deducted from rent received
- The landlord confirms that permission has been obtained from the Mortgagee to let the property
- The landlord confirms that the insurance cover is for rented property and includes public liability cover
- The landlord is responsible to refund the local authority for any overpayment of housing benefit / local housing allowance
- The landlord gives authority to McDonald Property Rentals to sign the tenancy agreement and inventory on behalf of the landlord
- The appointment of McDonald Property Rentals is for a minimum period of 6 months from the commencement of the tenancy. Notice to terminate this appointment must be given after the initial minimum period, in writing, and giving a minimum of 1 months notice
- All instructions given by McDonald Property Rentals for maintenance, repairs, certificates and other expenditure are as agent for the landlord
- The landlord indemnifies McDonald Property Rentals against all charges incurred in the management of the property
- The landlord gives McDonald Property Rentals permission to instruct on behalf of the landlord, any tradesmen required and to carry out work to conform with the terms of the lease
- Taxation - McDonald Property Rentals cannot give advice
- If McDonald Property Rentals introduce a prospective tenant and the landlord withdraws instructions, a fee of £150 + VAT is payable by the landlord to McDonald Property Rentals
- Unresolved deposit disputes to be referred to an independent dispute resolution scheme. This will be via one of the statutory Tenancy Deposit Schemes

the fylde's leading letting agency



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Agency

McDonald Property Rentals are instructed to offer the property for a minimum period of 2 months. If the owner withdraws the property within that period, a charge of up to £100 + VAT will be made.

Additional Service

Should a landlord require additional services i.e. written valuations, additional inspections, copy letters etc. these can be provided.

Charging rates available on request.

Buy to Rent

McDonald Property Rentals can advise.

Refurbishment

Details of fees on request

Block Management

Details on request.

Web Page

For a full list of properties see our web page:
www.blackpoollettingagents.co.uk
www.cleveleyslettingagents.co.uk
www.fleetwoodlettingagents.co.uk

Professional

There are two main professional organisations representing residential lettings.

Association of Residential Letting Agents

McDonald Property Rentals is a member and all clients' money is insured under a professional indemnity insurance policy.



National Association of Estate Agents

Mr. Eric Hind, Director, is a fellow member.



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Ombudsman for Estate Agents

McDonald Property Rentals is a member of the scheme.



Qualified Staff

McDonald Property Rentals aim to give both Landlords and Tenants a high professional management service. All staff attend proficiency courses and obtain qualifications.

Re Property:

Landlord (print):

Valuer (sign):

(print):

Landlord (sign):

Date: