

.....and relax with



**LETTING
SOLUTIONS
BLACKPOOL**
/ PROPERTY MANAGEMENT CONSULTANTS

CALL 01253 886444 EMAIL hello@lsblackpool.com WEB lsblackpool.com

PROPERTY LET AND MANAGEMENT

LANDLORDS RESPONSIBILITIES

- Seek permission from your mortgage lender to rent the property
- Insure the property including public liability and where appropriate, the contents
- Ensure all electrical appliances and circuits are working and safe
- Obtain an EPC (Energy Performance Certificate)
- Ensure that all free standing electrical appliances are PAT tested
- Ensure that the property has a valid gas safety check undertaken by a 'gas safe' engineer
- Ensure you have working smoke detectors fitted to each floor of the property
- Ensure that all furnishings are fire resistant and comply with the regulations as set out in the Fire Safety Amendment 1993
- If your property has any communal areas, it must have a fire risk assessment report, and all the work that is stated in the report must be done within a given time period. It must also have weekly fire checks and servicing of the alarm system and emergency lighting
- If your property is in an area covered by the Selective Licensing Scheme, it must be registered with the local authority and the appropriate licence obtained
- If you live overseas, you must complete a non-resident Landlord form (NRL1) and return it to HMRC. If we do not have approval to pay the gross amount of rent, we must deduct tax at source

LETTING SOLUTIONS BLACKPOOL WILL ACT ON YOUR BEHALF, WE

- Have the authority to sign the tenancy agreement on your behalf and you agree to abide by the terms within it
- Act as the agent for all maintenance and repairs. Fees for any work must be paid by you
- Are not responsible for any damage, costs, claims or liability arising from the property failing to be safe and or being in breach of any statutory or local rules and regulations affecting the property
- Do not accept the responsibility for the collection and redirection of mail
- Are not qualified fire risk assessors
- Advise all utilities of the meter readings and the tenancy commencement date. We are not responsible for any utility charges
- Can advise on legal action to be taken to recover arrears of rent or to gain possession of the property
- Obtain quotes from qualified contractors on your behalf. Contractors pay Letting Solutions Blackpool an administration fee to be included on our approved list
- Are not qualified to assess any work carried out by contractors and do not carry out inspections of the work unless requested to do so
- Register the deposit taken with an appropriate scheme and held as stakeholder. At the termination of the tenancy, the Landlord and the tenant will be required to reach an agreement
- The term of the contract is for six months and can be terminated by giving 1 months' notice in writing. A transfer management fee of £150 applies

GREEN SERVICE PACKAGE

INCLUDES

Full advertising programme
Accompanied viewings
'To Let' Board
Guidance and professional advice
Full reference and affordability checks using an independent referencing agency
Preparation of comprehensive Assured Shorthold tenancy agreement and detailed photographic inventory
Collection of first month rent plus deposit
Deposit registration and end of tenancy inspection
Collection of rent and monthly statement of account
Regular property inspections with full reports
Services of notices
Arrangements for any minor repairs/maintenance required to an agreed limit of £.....

**Fee Structure: £295 + VAT deducted from 1st month's rent
10% + VAT management fee on rent received**

Property Address:

Postcode:

Rental Valuation pcm:

I instruct Letting Solutions Blackpool to carry out:

- Green Service Package Energy Performance Certificate PAT testing
 Gas Safety Check, remedial works and annual renewals FRA and weekly fire checks

Landlord name(s):

Signed:

Date:

LSB name:

Signed:

Date: