



Section One

AGENCY AGREEMENT between:

The Right Move Inn Ltd

&

Yourselves (Owner/Registered Tile Owner of Property)

Section Two

LETTING ONLY SERVICE

OUR SERVICE

1. Providing a rental valuation of the property and giving advice as required.
2. Advertising as necessary, interviewing and selecting tenants, arranging/carrying out viewings.
3. Taking references as standard. Credit checks when appropriate at relevant cost.
4. Advising on the transfer of gas, electricity, telephone accounts and other related bills, if applicable.
5. Drawing up a standard Assured Tenancy Agreement and arranging signature(s) by tenant(s).
6. Collecting the rent from the tenant(s) and transfer the monies directly into landlord's nominated account.
7. Collecting from tenant(s) a security deposit usually equivalent to one (1) month's rent and transfer the monies directly into landlord's nominated account.

FEES

Our fee for Letting Only Service is 5% rent of annual rent net. No VAT is charged. Tenancy Agreement is included. This fee is payable at the commencement of the tenancy and will be deducted from the monies received by us as your agent as described above. Should the tenancy be brought short for any reason, no reimbursement shall be due.

Terms

Whilst we shall use our best commercial judgement in the selection of tenants and the execution of our service hereunder, we shall not under any circumstances be liable for non-payment of rent or any other outcome of a tenancy or any legal costs resulting therefore insurance policies are recommended to cover such risks. It is the homeowner/landlord's responsibility to protect the tenant's deposit into a valid deposit scheme as required by law.

Homeowner Rights

This agreement will be void should the 'home owner' find a tenant before The Right Move Inn Ltd or their service be no longer required.

By receiving these terms, you confirm:

- 1) That I/we* wish to appoint you to act on my/our* behalf in accordance with this Agreement.
- 2) That I am/we* the sole owner joint owners* of the property appended identified.
- 3) That I/we* have been advised of my/our* responsibilities for gas, furniture and fire and electrical safety and undertake to ensure compliance with the relevant legislation.

DECLARATION

This Agreement is thereby valid by verbal or written/digital agreement by the parties identified in (**Section One**) by the conditions stated above in full.