

9 High Street
Budleigh Salterton, Devon, EX9 6LD
Tel: 01395 442201
Email: budleigh@beagroup.co.uk

TENANT FIND SERVICE AGREEMENT

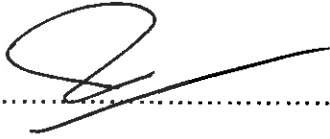
1. The Agent shall be entitled to a commission of 10% plus VAT of the first six months' rentals income from the property herein described. Such commission shall be deducted from the income received before any other amounts due are paid and will become payable upon the introduction of a tenant (whether directly or indirectly) who enters into a legally binding tenancy agreement, (subject to a minimum fee of £375 plus VAT, which is £450.00).
2. The tenant find service requires a set up fee of £95.00 plus VAT (which is £114.00) payable on creation of the tenancy.
3. The owner acknowledges his legal obligation under the 'Gas Safety (Installation and Use) Regulations 1994' and 'Electrical Equipment (Safety) Regulations 1994'.
4. The agent's function does not include the supervision of the property before it is let other than duties associated with the general marketing of the property.
5. The owner agrees that the agent is acting on his behalf and indemnifies them against any claim arising.
6. The agent will arrange for the deposit to be payable to the landlord, collect the first month's rent, take payments as detailed above and will provide the owner with a proper account.
7. The owner acknowledges his legal responsibility under the 'Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993' and warrants that during the term of a tenancy, where so applicable, to comply with the said regulations.
8. The Owner agrees to provide a Television Aerial through which Digital Broadcasting may be received.
9. In the event the Owner withdraws the property during the marketing period prior to the let of the property, an administration fee of £150 plus VAT (which is £180.00) will be payable to the Agent.
10. The Owner agrees to repay any reference fees to a prospective tenant in the event of the subject property being withdrawn after satisfactory references have been obtained.

11. The agent will complete references on all prospective tenants.

12. The agent will prepare an Assured Shorthold Tenancy Agreement to be signed by the tenant.

I understand and agree to the terms and conditions laid out and confirm the information I have provided is true and correct for the Tenant Find Service only.

Signed:



Name(s) in full (in block capitals):

..... JILL HANNA

Date:

1/9/14

Address of Property:

THE NOOK

18 OTTER COURT

BUDLEIGH SALERTON, EX9 6JH

Cheque to be made payable to:

BUDTON PROPERTIES

On behalf of Bradleys Property Rentals, part of Bradleys Estate Agents Limited

Signed:

Name (in block capitals)

Date:

DATA PROTECTION STATEMENT

We may wish to contact you from time to time to notify you of products or services offered by us and other third parties which we believe may be of interest to you. If you do not want us to contact you in respect of the above please tick here:

We may wish to pass on your details to third parties (including but not limited to other companies within the Bradleys Group and certain Independent Financial Advisers) who may contact you to notify you of products or services, which they believe may be of interest to you.

If you do not want us to pass on your details on to a third party, please tick here:

TENANT FIND - PROPERTY INFORMATION

Address of Property	THE NOOK 18 OTTER COURT BUDLEIGH SALTERTON EX9 6JH
Full Names of Landlord(s)	J J H HANNA T/A BILTON PROPERTIES
Address of Landlord(s)	BILTON OLD RECTORY EAST BUDLEIGH DEVON EX9 7BE
Contact Details	01395 567161
Landline:	01395 567161
Mobile:	07977 018450
Email:	RESJH@BORECTORY.PLUS.CO.UK
Special Conditions for the tenancy (i.e. no pets, smokers etc):	NO SMOKERS, NO PETS EXCEPT BY ARRANGEMENT
Is there a telephone point?	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Location:	IN HALL

Does the property have gas?

Yes / No

If yes - do you have a current Gas Safety Certificate?

Yes / No

(Please supply us a copy with this agreement or by email to the address above)

ATTACHED

Do you have an Energy Performance Certificate for the property? Yes / No
(Please supply us a copy with this agreement or by email to the address above)

If no - would you like us to arrange this for you

YOU HAND

Meter Locations

Gas:

Electric:

Water:

} EXTERNAL BY FRONT DOOR

}

IN DRIVE

Water Stopcock Location

Council Tax Band

D

Refuse Collection Day

FRIDAY

Your Bank Details - to enable tenant to set up a standing order for future rental payments.

Name of Bank: RBS INTERNATIONAL

Account Name: BICTON PROPERTIES

Account Number: 10377495

Sort Code: 16-20-29

Additional Information / Special Instructions:

AGT SHOULD HAVE CLARITY ON REQ. RENTERS AT END
OF STAY - CLEANING / FURNITURE / REDECORATION ETC.
PLEASE DISCUSS

PROPERTY CURRENTLY FURNISHED - CAN BE UNFURNISHED

AVAILABLE FROM BEGINNING OCTOBER

Notice of Right to Cancel

THE PROPERTY

The Nook, 18 Otter Court, Budleigh Salterton, Devon, EX9 6JH

YOUR NAME

Mr J Hanna

YOUR ADDRESS

With effect from today's date.....1/9/14..... you have the right to cancel this contract if you wish. You should write (which can include e-mail) to at the above address within 14 days of the above date. The notice of cancellation is deemed to be served as soon as it is posted, served or sent.

You can use the form below if you wish.

.....

**Mr J Hanna
Old Bicton Rectory
Otterton
EX9 7JJ**

Right to Cancel Agreement

If you wish to cancel the contract, you must do so in writing and deliver or send this notice to the person named below. **ONLY SEND THIS FORM IF YOU WISH TO CANCEL THE CONTRACT**

To: Davina KilnerBradleys Estate Agents, 9 High Street, Budleigh Salterton, Devon, EX9 6LD

I / We, hereby give notice that I / We wish to cancel my / our contract for the letting of The Nook, 18 Otter Court, Budleigh Salterton, Devon, EX9 6JH.

Signed

Signed

Dated.....

.....

**Mr J Hanna
Old Bicton Rectory
Otterton
EX9 7JJ**

Work Commencing prior to the expiry of the Cancellation Period

I / We agree that Bradleys may commence work on my / our property The Nook, 18 Otter Court, Budleigh Salterton, Devon, EX9 6JH for rental on(date), before my cancellation period has expired.

I / We understand that if I / We decide to cancel this contract within 14 days, I / We will be asked to pay the administration charge of £150 plus VAT (which is £180.00) to Bradleys as a contribution towards costs that will have been incurred.

Signed

Signed

Dated.....