

TENANT FIND SERVICE AGREEMENT

1. The Agent shall be entitled to a commission of ⁵~~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 The Owner agrees to repay any reference fees to a prospective tenant in the event of the subject property being withdrawn after satisfactory references have been obtained.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: C. Nickels

Name(s) in full (In block capitals):
CATHERINE NICKELS

Date: 11.12.13

Address of Property: 26 RIVERMADONS
ST THOMAS
EXETER DEVON

Cheque to be made payable to: MR M S NICKELS

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

Signed: C. Nickels

Name (in block capitals) C NICKELS

Date: 11.12.13

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 26 Rivermeadows Exeter E2 8BD | |
| Full Names of Landlord(s) Mr M NICKERIS + Miss CNICKERIS | |
| Address of Landlord(s) 17 Feltrim Avenue Exeter EX4 3QR | |
| Contact Details Landline: 01392 493300 Mobile: Email: catny18@sky.com | |
| Special Conditions for the tenancy (i.e. no pets, smokers etc): NO PETS / NO SMOKERS / NO BENEFITS - | |
| Is there a telephone point? | Yes / No |
| Location: | ? |

THE PROPERTY
YOUR NAME

Flat 26, River Meadows, Water Lane, Exeter, EX2 8BD, United Kingdom
Mr M Nickels & Ms C Nickels

YOUR ADDRESS

With effect from today's date..... you have the right to cancel this contract if you wish. You should write (which can include e-mail) to Lewis Rossiter at the above address within 7 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 M Nickels & Ms C Nickels
17 Feltrim Avenue
Exeter
Devon
EX2 4RP

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: Cathy NickelsBradleys Estate Agents, 47 North Street, Exeter, Devon, EX4 3QR

I / We, hereby give notice that I / We wish to cancel my / our contract for the letting of Flat 26, River Meadows, Water Lane, Exeter, EX2 8BD, United Kingdom.

Signed

Signed

Dated.....

.....
Mr M Nickels & Ms C Nickels
17 Feltrim Avenue
Exeter
Devon
EX2 4RP

Work Commencing prior to the expiry of the Cancellation Period

I / We agree that Bradleys may commence work on my / our property Flat 26, River Meadows, Water Lane, Exeter, EX2 8BD, United Kingdom for rental on 11.12.13 (date), before my cancellation period has expired.

~~I / We understand that if I / We decide to cancel this contract within 7 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 11.12.13

Version Updated - 24/09/10

