

Lettings Terms and Conditions of Business, Fees and Expenses

Property address ("The Property"):

Postcode:

Landlord's correspondence address:

Postcode:

Mobile:

Email:

Name(s) of Landlord(s):

If the property is jointly owned, please state the names of all owners. Suppose a trust corporately owns the property. In that case, the full name of the company/trust, the company registration number and registered office address must appear on this form, which an authorised signatory must sign.

Which bank account would you like us to pay the rent to?

Bank/Building Society Name:

Branch:

Account name:

Account no:

Sort code:

Please confirm that while London Estates is letting your property, you will be resident:

Yes

No

If you are a resident overseas, have you applied for self-assessment?

In the UK

Overseas

I/We hereby appoint London Estates to act as: SOLE AGENT JOINT AGENT MULTIPLE AGENT
of the above named property

and opt for service: LET ONLY RENT COLLECTION MANAGEMENT
(tick one box to indicate the service required)

To seek a rent of £ _____ per week/month, which is to be collected on my/our behalf by London Estates;
and that they will deduct their fee of _____ % + VAT monthly for RENT COLLECTION and MANAGEMENT
service and in advance for LET ONLY.

London Estates is legally obliged to file a tax return stating clients' names, addresses, and rental income. If you are a resident overseas and have not applied for self-assessment, you will need to seek advice from a qualified accountant or for more information, visit www.gov.uk/tax-uk-income-live-abroad/rent.

I/We confirm that the above information is accurate and that I/we am/are the legal owner/s of the above property. If the property is subject to a lease or mortgage, it is my/our responsibility to obtain permission from the Landlord or mortgage provider to let the property.

Signed: _____ Date: _____

London Estates, 61 Dalling Road, Hammersmith, London W6 0JD

Tel: 020 8741 8485 Email: office@london-estates.net

Registered in England & Wales: Company No: 2987418; VAT No: 714478917

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London Estates' Commission Fees

Under the Terms and Conditions below (and over the following pages), you will be liable to pay London Estates commission fees in respect of the initial period of the tenancy AND ALSO in respect of periods after the end of that initial period where the original tenant introduced by London Estates remain in occupation, whether under a new agreement or by the initial agreement being extended or the tenant being allowed to hold-over (all of these being "Renewals"). Where there is more than one tenant, Renewal commission will be payable in full where any or all of them remain in occupation. Renewal Commission will be charged in advance and will only be payable for the first two years' of Renewals.

A fee of % + VAT will be charged for every renewal or period tenancy for LET ONLY service.

You will be liable to pay London Estates Renewal Commission fees as stated above whether or not London Estates negotiate any Renewal, even if any renewal is negotiated by another agent, and even if you do not require London Estates to perform any additional services over and above the LET ONLY service.

After the initial period of tenancy and two years' Renewals, London Estates' obligations under this agreement will cease.

1. INITIAL COMMISSION

- 1.1. In the event that London Estates introduces a tenant who enters into an agreement to rent the Landlord's property (the "Initial Agreement"), the commission becomes payable to London Estates ("Initial Commission")
- 1.2. The Initial Commission fee is charged as a percentage of the total rental value of the agreed terms as specified in the tenancy agreement. The Initial Commission fee charged is set out on page 1.
- 1.3. The Initial Commission fee is payable on the tenancy commencement and collected in advance for LET ONLY service and monthly for RENT COLLECTION and MANAGEMENT service.
- 1.4. The Initial Commission fee is payable for any tenant introduced to the property by London Estates, whether or not London Estates finalise the tenancy.

2. RENEWAL COMMISSION (applicable for LET ONLY service)

- 2.1. London Estates will endeavour to contact both the Landlord and the tenant before the end of the Initial Agreement to negotiate an extension of the tenancy if so required.
- 2.2. In the event that the tenant renews, extends, holds over and/or enters into a new agreement for which rental income is received, the commission becomes payable to London Estates ("Renewal Commission"), subject to the cap set out in clause 2.3 below.
- 2.3. You will not be liable for Renewal Commission relating to any period beyond the end of the second year from the expiry of the Initial Agreement.
- 2.4. The Renewal Commission fee is due and payable on the commencement of each Renewal taking place within two years from the expiry of the Initial Agreement.
- 2.5. Where a Renewal is for an agreed term, the Renewal Commission fee is charged as a percentage of the total rental value of that agreed term, subject to the limit under clause 2.3 where applicable.
- 2.6. Where there is no agreed term for a Renewal, the Renewal Commission fee is charged as a percentage of the total rental value as if the Renewal would be for the same duration as the Initial Agreement, subject to the limit in clause 2.3 if applicable.
- 2.7. If the tenant vacates the property prior to the end of the period for which Renewal Commission has been paid in accordance with the clauses 2.4 to 2.6 above, London Estates will refund the commission for the remaining period. The commission will be refunded within 14 days of the tenant vacating the property.
- 2.8. Renewal commission will be due in respect of Renewals where the original tenant remains in occupation. Where there is more than one tenant, Renewal commission will be payable in full where any or all of them remain in occupation.
- 2.9. Renewal commission will be due whether or not the Renewal, extension, hold-over or new agreement with the tenant is negotiated by London Estates.

3. LET ONLY SERVICE

- 3.1. Fees will be invoiced and collected in advance for the Initial Agreement period.
- 3.2. London Estates will advertise and bear all costs of advertising the property, including the Energy Performance Certificate unless a current EPC exists.
- 3.3. At the Landlord's request, London Estates will organise an initial gas check at the cost of £95 (inclusive of VAT). However, as a valid gas safety certificate is required for the entire duration of the tenant's occupancy and as London Estates is not instructed to manage the property, the Landlord will arrange to have all subsequent annual gas checks carried out and indemnify London Estates against the consequences of not doing so.
- 3.4. London Estates will find a suitable tenant and take reasonable steps to obtain references on the prospective tenant(s)
- 3.5. London Estates will ensure the due execution of an Assured Shorthold Agreement or other rental agreement as instructed by the Landlord and the service of any statutory notices according to statutory requirements.
- 3.6. London Estates will collect a deposit and first month's rent in advance and will account to the Landlord for the balance after deduction of fees and any other expenses incurred.
- 3.7. London Estates will hold and forward at the tenant's discretion any deposit payable by the tenant against dilapidation found to have accrued at the end of the tenancy as stakeholders. The Landlord will not be entitled to any interest on this sum.
- 3.8. London Estates advises the Landlord to employ an independent inventory clerk at the commencement of the tenancy to draw up an inventory of the property's fixtures, fittings and contents, and compile a check-in report. The cost of these will be the responsibility of the Landlord. London Estates advises the Landlord to arrange for the tenant to be checked out against the initial inventory report at the end of the tenancy. Where instructed, London Estates can recommend an inventory clerk.
- 3.9. Should the tenant decide to leave the property prior to the end of the agreement, the Landlord will be entitled to a commission refund. The six-monthly period is fixed and is not subject to any refund. On the remaining period, the commission will be refunded on a pro-rata basis, subject to London Estates being given four weeks opportunity to re-let the property to the same terms as the original contract, from the date of the tenants leaving.

Signed: _____

Date: _____

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4. RENT COLLECTION SERVICE

In providing this service to you, London Estates will also:

- 4.1. Inspect the property and advise you of the expected level of rent and any steps you may need to take to comply with all relevant safety regulations or other legal requirements, advertise the property and arrange viewings.
- 4.2. Arrange for (at your request and at an additional fixed cost to you) an inventory, and professional check-in /check out. London Estates does not accept liability for losses resulting from any errors or omissions within any inventory, check-in or check-out documents that are produced by a third party.
- 4.3. Apply for references to be taken up on all prospective tenants; in signing the tenancy agreement, the Landlord or Landlord's legal representative is deemed to have seen and accepted any such references or waived the requirement for the agent to obtain these.
- 4.4. Demand and account to the Landlord the monthly rent after deduction of fees for the duration of the tenancy once it has cleared our account. You should allow 10 working days for cleared funds to be available for transfer to your account.
- 4.5. Make formal demand for, and take all other reasonable steps necessary (without issuing court proceedings) to recover any arrears of rent, and thereafter advise you of timescales for you to instruct solicitors and commence court proceedings to recover such arrears and/or enforce or defend you other rights in relation to the letting of the property.
- 4.6. Require one month's written Notice should you not require the rent to be collected by London Estates, as London Estates would therefore not be collecting the rent, (and consequently unable to deduct the commission from the rent); the remaining commission will be due and paid in 12 monthly instalments in advance for the remaining term of the tenancy and thereafter for the duration of the tenant's occupation.
- 4.7. Acting on your instructions to negotiate the terms of an appropriate tenancy agreement and sign on your behalf.

5. MANAGEMENT SERVICE

If you have appointed us to manage the property London Estates will also:

- 5.1. Where provided with the necessary information, such as names of the suppliers and utility account numbers, London Estates will notify existing service providers and the local authority of the tenant's liability (if appropriate) for payment of the services and the council tax during the tenancy.
- 5.2. We require a set of keys to be able to manage your property effectively. These will be held in our secure system and made available to our approved suppliers or any other party authorised by you.
- 5.3. Undertake one inspection of the property each year. It must be understood that this inspection can only provide a superficial examination and is not intended to be a structural survey or inventory check. We cannot accept responsibility for hidden or latent defects.
- 5.4. Carry out on your behalf, and at your cost, any repairs, servicing or maintenance of the property that may be required to maintain the property in a satisfactory condition. We will not incur any charges likely to exceed £250 in relation to any one item (on any occasion) without first notifying you, except in the case of emergencies. All contractors are only instructed by us on your behalf.
- 5.5. Arrange for a statutory gas safety test to be carried out at your expense prior to the tenant's occupation and annually thereafter.
- 5.6. Should you wish to cease the management service, this will then have the effect of reducing the service to a rent collection service at the standard commission rate of 12.50% +VAT of the rent. Termination of management must be in writing, giving three months' Notice.

6. COMMISSIONS AND CHARGES

- 6.1. Sole agency: unless otherwise agreed on page 1, our commission for Let Only service shall be Introduction Tenancy Fee 9.6% Inc. VAT (8% + VAT) minimum charge £1,200.00 Inc. VAT (£1000.00 + VAT), Rent Collection Service Fee 12% Inc. VAT (10% + VAT). Full Management Fee 18% Inc. VAT (15% + VAT). Tenancy Administration Fee £200.00 Inc. VAT (£166 + VAT). Renewal Tenancy Fee 9.6% Inc. VAT (8% + VAT). You hereby undertake not to instruct any other agent during the term of this agreement. To be clear for the purpose of clause 6.2 below, you hereby agree that private tenants or other agents tenants originating before the termination date of this agreement are deemed to have been introduced by us.
- 6.2. Sole agency terms: the commission will be due to London Estates if at any time a tenant takes occupation of the property: (a) who has been directly or indirectly introduced by London Estates during the period of our agency agreement; or (b) with whom London Estates has had negotiations about the property during the said period; or (c) who has been introduced by any other party during the period of our sole agency agreement or its termination period.
- 6.3. Sole agency market period: our appointment as sole agent is for a minimum period of 12 weeks from the date of signing this agreement; termination must be in writing, giving 14 days' Notice
- 6.4. JOINT and MULTIPLE agencies: unless otherwise agreed on page 1, the commission for our Let Only service shall be 10% +VAT, Rent Collection service - 12.5% +VAT of the rent and the commission for our Management service shall be 15% +VAT of the rent.
- 6.5. JOINT and MULTIPLE agency terms: the commission will be due to London Estates if at any time a tenant takes occupation of the property: (a) who has been introduced by London Estates; or (b) with whom London Estates has had negotiations about the property. Our appointment as a joint or multiple agents is for a minimum period of 4 weeks from the date of signing this agreement; termination must be in writing, giving 14 days' Notice.
- 6.6. Short letting: if your property is let on a short let basis (less than six months) we will obtain identification from the tenant (not full references), ensure that the tenant pays one month deposit and the rent for the duration of the contract in advance. We will manage all short lets, and our fee will be 20% + VAT for the duration of the tenant's occupation (minimum fee £1000), payable in advance.
- 6.7. London Estates reserves the right to charge a nominal withdrawal commission of £500 (inclusive of VAT) if you withdraw the property from the market within the contract period or if any offer is made to you by a potential tenant of the required rent and you decline the offer.
- 6.8. Additional charges: (1) London Estates requires one set of keys for each tenant and an extra set to be retained at the branch; we will have duplicates cut at your expense if these are not provided by you. (2) London Estates can arrange for furnishing and/or refurbishment, and we will require payment of an administration fee of 10% + VAT of the total cost of the work. (3) attendance at the property, other than for the scheduled visits, will be charged at £60.00 + VAT for up to one hour and £30.00 +VAT per hour or part thereafter (to include attending for deliveries and/or meeting contractors). (4) unless otherwise agreed on page 2, for our Let Only service, a fee of 6% +VAT will be charged for every Renewal or periodic tenancy thereafter
- 6.9. All other charges are due and payable when incurred, and London Estates reserves the right to withhold any part of the rent to meet these costs and /or to discharge them from any sum held by us on your behalf.
- 6.10. You remain responsible for all commission and charges irrespective of whether the tenant pays the rent. In the event of early termination of the tenancy (before the end of a fixed period), the commission shall become payable by you to London Estates immediately.
- 6.11. This letter satisfies the estate agents (provision of information) Consumer Protection from Unfair Trading Regulations 2008, under which we are required to confirm our terms in writing. Should you not sign it but instruct us to proceed and accept viewings on the property, you will be bound by all of its terms.

7. TAX: NON-RESIDENT LANDLORDS

- 7.1. The income you receive from letting the property may be subject to income tax even if you are a resident abroad. Your tax affairs relating to the property are your own responsibility.
- 7.2. If you are deemed for tax purpose to be a resident overseas London Estates may, under current tax legislation, become liable if you default in the payment of any relevant tax. Where it seems to us that this is likely, London Estates will retain an amount sufficient to meet our estimate of any such tax liability from the rent, and you will indemnify us and keep us indemnified against all costs, claims, proceedings and legal costs or other expenses arising out of, or in connection with, any such tax (including any penalties or interest payable on it) to which London Estates becomes liable.

Signed: _____

Date: _____

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8. SALE OF THE PROPERTY

In the event that the freehold or long leasehold is sold, or the ownership of the property changes during the tenancy, then a final commission payment will be due upon completion of the sale. This will be a sum equivalent to the commission that would have been payable until the end of the tenancy.

9. GENERAL

London Estates will at all times endeavour to provide the best service possible but accept no responsibility for any loss or damage suffered by you as a result of:

- 9.1. 1 Any delay, failure or overpayment by us in relation to the settlement of your accounts relating to the property; or any failure in carrying out any inspection of the property to notice any latent defects or matters concealed from our representatives; or
- 9.2. Any failure on the part of the tenant to observe the term of the tenancy agreement, or comply with any obligation imposed by statute.
- 9.3. Any defective workmanship or problems associated with contractors instructed to do work on your behalf.
- 9.4. Any failure by you to comply with all relevant legislation, safety or other regulations; or
- 9.5. Any failure by you to comply with the terms of any relevant lease, mortgage, or insurance policy relating to the property; or any failure by you to maintain adequate insurance cover.
- 9.6. By signing these terms you acknowledge that London Estates has made you aware of your responsibility to adhere to HMO (houses in multiple occupation) license regulations and will need to check for compliance with their local authority as each authority has varying guideline. Where we are managing a property we are only managing the individual unit and as such have no liability for communal parts, the building as a whole or any liability in relation to HMO legislation. This liability lies solely and entirely with the Landlord. More information is available at www.communities.gov.uk.

10. DEPOSITS

- 10.1. For all non-assured shorthold tenancies, London Estates will retain the deposit in line with the tenancy agreement as stakeholder.
- 10.2. For all assured shorthold tenancies the deposit will be held in accordance with the Housing Act 2004 and under the terms of the tenancy deposit scheme. The deposit is held as stakeholder and is safeguard by tenancy deposit scheme, which is administered by: The Dispute Service Ltd. PO BOX 1255, Hemel Hempstead, Herts, HP1 9GN. Phone 0845 226 7837 email: deposits@tds.gb.com.
- 10.3. If you agree with your tenants to hold the deposit yourself we will transfer it to you on receipt of evidence of your deposit scheme membership and scheme prescribed information signed by all parties and/or receipt of both tenants and landlords signed tenancy agreement, outlining details of the scheme and the landlords obligation to protect the deposit. You must then register the deposit in accordance with the rules and regulations and ensure that the tenancy is provided with a copy of the certificate, the prescribed information and the tenant information leaflet. We take no responsibility for the failure of a deposit being registered where held by the Landlord or an alternative appointed agent.
- 10.4. No interest will be payable on the deposit during the tenancy.

11. COMPLAINTS PROCEDURE

If you are dissatisfied with London Estates' service and you are unable to resolve with the Negotiator involved, you should write to the Managing Director. This complaint will be acknowledged within three working days of receipt and an investigation undertaken. A formal written response will be sent to you within 15 working days. Should you remain dissatisfied, you can then refer this to the Property Ombudsman (Milford House, 43-45 Milford Street, Salisbury, Wiltshire, SP1 2BP) of which London Estates are members and abide by the code of practice. London Estates may disclose information in relation to the property to the Property Ombudsman should it relate to a complaint against London Estates or its monitoring of London Estates' compliance with the code of practice.

Landlords who wish to take up London Estates' Management Service must complete the following information. Please note that London Estates is required to provide this information to your tenant.

	Name of the service provider	Account number
Gas		
Electricity		
Water		
Council tax		

Declaration

I/We declare that I am/we are the sole/joint owner(s) of the Freehold/Leasehold property as stated above and that prior to the commencement of the tenancy all furniture and upholstered furniture, soft furnishing, beds, mattresses, pillows and cushions (if any) supplied to the property, comply (if appropriate) with the provisions of the Furniture and Furnishings (Fire) (Safety) Regulations 1988 and (Amendment) 1993, and warrant that the property complies with the Gas Safety (Installation and Use) Regulations 1998 and the Electrical Equipment (Safety) Regulations 1994.

I/We understand that I/we may have the right to cancel this agreement under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 within 14 calendar days from the date upon which it was signed and confirm that I/we wish London Estates to commence marketing the property immediately.

Before signing this agreement, you should carefully read all of the terms and conditions set out in this document. It is imperative that you read and understand all of the terms and conditions that will apply to this agreement before entering into this agreement. Only sign this agreement if you wish to be bound by all of the terms and conditions it contains.

Signed: _____ **Date:** _____

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Additional and Non-Optional Fees

Additional Non-Optional Fees and Charges, Pre-Tenancy Fees (All Service Levels)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the Landlord:

Start of Tenancy Fees

Set-up Fees: £200 (Inc. VAT) per tenancy

Referencing for up to two tenants (ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing on terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £50 (Inc. VAT) per tenant

As Set-up Fees above for additional tenants.

Guarantor Fees: £100 (Inc. VAT) per guarantor

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £60 (Inc. VAT) per permitted occupier

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and Landlord.

Deposit Registration Fees: (where collected): £80 (Inc. VAT) per tenancy

Register Landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory Fees: Dependant on the number of bedrooms and/or size of the property and any outbuildings.

Agent accompanied Check-in Fees: £120 (Inc. VAT) per tenancy

Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Landlord Withdrawal Fees (before move-in): £350 (Inc. VAT) per tenancy

To cover the costs associated with the marketing, advertising and tenancy set-up should the Landlord withdraw from the tenancy before it has started.

During Tenancy Fees

Additional Property Visits: £100 (Inc. VAT) per visit

Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Rent Review Fees: £80 (Inc. VAT) per tenancy

Review rent in accordance with current prevailing market conditions and advise the Landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

Renewal Fees: £120 (Inc. VAT) per tenancy

Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Right-to-Rent Follow-Up Check: £120 (Inc. VAT) per check

Undertaking a repeat check in person on a time-limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal overstayer be identified. This does not apply to a Tenant-Find service.

Signed: _____

Date: _____

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Landlord Withdrawal Fees (during tenancy): £350 (Inc. VAT) per tenancy

To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the Landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the Landlord. This does not apply to a Tenant-Find service.

Arrangement Fees for works over £100: 15% of net cost (Inc. VAT)

Arranging access and assessing the costs with any contractors, ensuring work has been carried out.

End of Tenancy Fees

Check-out Fees: Dependant on the number of bedrooms and/or size of the property and any outbuildings. Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Tenancy Dispute Fee: £150 (Inc. VAT) per tenancy

The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.

Fees for the service of Legal Notices: (Section 8 or Section 21): £120 (Inc. VAT) per Notice

Court Attendance Fees: £100 (Inc. VAT) per hour.

Energy Performance Certificate (EPC) £95 (Inc. VAT) per tenancy

Gas Safety Certificate (GSR) £100 (Inc. VAT) per tenancy

Portable Appliance Testing (PAT) £95 (Inc. VAT) per tenancy

Legionella Risk Assessment £120 (Inc. VAT) per tenancy

Installing Smoke alarms and or Carbon Monoxide (Single Lithium Battery operated) £140 (Inc. VAT) per tenancy

Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £60 (Inc. VAT) per tenancy

Handling local authority licensing application £200 (Inc. VAT) per tenancy

Visual check in compliance with the Homes Act 2018 on the first day of the tenancy £120 (Inc. VAT) per tenancy

Financial Charges

Interest on Unpaid Commission: 4% above the Bank of England Base Rate from Due Date until paid.

Contractor Commission: 15% of contractors invoice (Inc. VAT)

To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Submission of Non-Resident Landlords receipts to HMRC £120 (Inc. VAT) quarterly

To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Additional HMRC Reporting Fees: £120 (Inc. VAT) per request

Responding to any specific queries relating to either the quarterly or annual Return from either the Landlord or HMRC.

Fees for providing an Annual Income and Expenditure Schedule: £80 (Inc. VAT) annually.

Signed: _____

Date: _____

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Notice of the Right to Cancel

You may have the right to cancel this contract under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 within 14 calendar days from the date upon which it was signed. Notice of Cancellation MUST BE IN WRITING and should be delivered or sent by post to London Estates, 61 Dalling Road, London, W6 0JD; or by email to office@london-estates.net

Any Notice of Cancellation is deemed served on the day that it is delivered, posted or sent.

If you have given us your written agreement to market your property within the cancellation period, you may be required to pay our commission fees if we have introduced a tenant to your property prior to your serving a Notice of Cancellation.

Notice of Cancellation

If you wish to cancel this contract, you MUST DO SO IN WRITING, and you may complete, detach and use this section to do so. Please ensure that it is delivered or sent by post to the address given above or emailed to office@london-estates.net

I/We (delete as appropriate) hereby give the Notice to cancel the contract relating to my/our property (delete as appropriate) the address of which is:

Name and address: _____

Signed: _____ Date: _____



LONDON ESTATES

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