



Able Property Trust

The Property Management Company that you can trust

Property Management Agreement

INTRODUCTION

The **Agent** (Able Property Trust) agrees to manage the property at

On behalf of the **Landlord**

COMMENCEMENT

This agreement will commence on the ____ day of _____ in the year _____ and will continue until terminated by either party.

TERMINATION

This agreement may be terminated by either party by notification in writing. If the Landlord decides to terminate this agreement whilst there is a tenant supplied by the Agent in the property the Landlord must continue to pay the Agent's commission for as long as that tenant remains in the property.

LANDLORD'S RESPONSIBILITIES

The Landlord is responsible for

- a) Ensuring that any mortgage payments are up to date and paid to the mortgage lender at the appropriate time.
- b) Ensuring that any or all insurance premiums are paid and that the insurance is valid by advising the insurance company that the property is to be rented out.
- c) Ensuring that the property is fit for human habitation as laid down in the Housing Act of 2004 at the commencement of this agreement.
- d) Paying any maintenance costs incurred during the period for which this agreement remains valid.

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- e) Making sure that any and all furnishings to be provided in the property comply with all current Fire and Health and Safety Regulations.
- f) Ensuring the servicing of any and all gas appliances by a recognised Corgi agent both before and at appropriate intervals during the period of this agreement.
- g) Providing proof of compliance with all the paragraphs from a) to f) above to Able Property Trust before the commencement of this agreement and at any other time on request.
- h) Paying the Agent's fee of _____% of all rents collected, plus a one off payment of £150.00 at the commencement of each tenancy arranged by the Agent.

AGENT'S RESPONSIBILITIES

- 1) Carrying out a full typed inventory of the property at a cost from £100.00, if required.
- 2) Finding, interviewing and seeking references for any and all prospective tenants.
- 3) Accompanying any and all suitable tenants on a viewing of the property.
- 4) Arranging tenancy agreements with the tenants.
- 5) Collection of rent payments from the tenant in accordance with the tenancy agreement in paragraph 4 above.
- 6) Enforcing the tenancy agreement, including tenant's maintenance responsibilities.
- 7) Inspecting the property at the end of each tenancy to ensure that is in a fit state for human habitation in accordance with the Housing Act 2004.
- 8) Notify the Landlord (where the Landlord is responsible) or the tenant (where the tenant is responsible) of any and all necessary repairs to be carried out at the property.
- 9) Arranging for any repairs that are the Landlord's responsibility to be carried out up to a maximum cost of £_____. Any repairs that may cost more than this must be agreed with the Landlord.
- 10) Arranging the transfer to the tenant of responsibility for payment of utility services, including electricity, gas, water, telephone, water and any Community or Local Government charges.
- 11) Serving any and all statutory notices, as may be required, at the appropriate times.
- 12) Setting a reasonable rent, in agreement with the tenant, although such a rent may not be less than £_____ per calendar month.
- 13) Providing proof of payments received from the tenant by way of rent at the Landlord's request.
- 14) Paying any rent received into the Landlord's bank account minus any maintenance costs and Agent's commissions
- 15) Monthly or annual reports of all monies to be paid to the Landlord if requested.

SIGNED

Landlord

Agent

Date