

Before the ingoing tenant takes possession Durbins Lettings shall obtain a Bond in the sum of £..... as security against any loss, repairs, non-payment of rent. I/we accept that Durbins Lettings cannot be held responsible for any costs incurred from damage, repairs, cleaning or non-payment of rent over and above this stated bond amount. The Bond will be placed in a Government Protected Scheme and will mediate should there be any dispute.

The management fee, which I agree to pay Durbins Lettings, will be 10% of the monthly rental + VAT, payable on the execution of the Tenancy agreement by the Tenant.

The find Tenant only fee, which I agree to pay Durbins Lettings will be ½ of the first months rent + VAT and a set up fee of £150 + VAT, payable on the execution of the Tenancy agreement by the Tenant.

I/we agree that Durbins Lettings Ltd are pre-authorised on my/our behalf to execute emergency and urgent actions up to the value of £.....if all reasonable attempts to contact me/us have been made and have failed. The terms “Emergency” and “Urgent” here mean i) any defect where there is a risk of imminent danger to the health, safety and security of the tenant or a third party on the premises, or that affects the structure of the building adversely ii) the failure of core facilities in the property (e.g. heating, hot water, windows, doors and electrical problems) iii) the need to comply with relevant legislation (e.g. Gas Safety re-Certification).

In accordance with usual practice, I/we understand that whilst every effort is made to avoid problems in the recovery of possession of my/our property. Durbins Lettings cannot be held responsible for any delay or difficulties, which may occur in the recovery of possession.

If for any other reason except for the negligence or default of Durbins Lettings, I/we decide to terminate our instructions for Durbins Lettings to manage the letting, during the continuance of any particular tenant’s occupancy. I/we agree to pay Durbins forthwith a sum equivalent to Durbins Lettings charges for a six month period, calculated in accordance with the terms of the agreement.

I/we confirm the terms of explained above.

SIGNED..... DATED.....