

Contract Number:

This Agreement is made on _____ **by and between:**

Property Owner

Name:

Company Name:

Address:

(Hereinafter referred to as the "Owner")

Agency

Name:

Agency Name:

Address:

(Hereinafter referred to as the "Agent")

1. Property Information

1.1. The Owner agrees to appoint the Agent to manage the following property under a guaranteed rent scheme:

(Property Address: _____ the "Property").

1.2. This Agreement applies to the Property only unless otherwise specified in writing.

2. Duration of the Agreement

2.1. This Agreement shall commence on _____ and will continue for a period of _____.

2.2. Either party may terminate the Agreement by giving _____ days' written notice. However, if terminated early, any obligations or payments due up to the termination date must be settled.

3. Guaranteed Rent Terms

3.1. The Agent agrees to pay the Owner a guaranteed rent of £ _____ per month, regardless of whether the Property is occupied or not.

3.2. Payments will be made on the _____ of each month via _____.

3.3. The guaranteed payment will remain fixed for the duration of the contract unless otherwise agreed in writing by both parties.

3.4. The Agent will bear the risk of any rental voids, tenant non-payment, or vacancies during the tenancy period.

4. Scope of Agency Services

The Agent agrees to perform the following services during the duration of the Agreement:

4.1. **Tenant Sourcing:** The Agent will find and vet suitable tenants for the Property, including background and credit checks.

4.2. **Property Management:** The Agent will handle all aspects of tenant communication, rent collection, and property maintenance.

4.3. Property Inspections: The Agent will conduct periodic inspections of the Property and report any issues to the Owner.

4.4. Repairs and Maintenance: The Agent will handle minor repairs and maintenance issues as they arise and provide an itemized statement for major repairs requiring Owner approval.

5. Owner's Responsibilities

The Owner agrees to:

5.1. Ensure the Property is in a habitable condition before the start of this Agreement, in compliance with all applicable UK health and safety standards.

5.2. Maintain valid insurance coverage, including landlord insurance, for the duration of the Agreement.

5.3. Provide the Agent with access to the Property for tenant viewings, inspections, and repairs.

5.4. Pay for any major repairs (i.e., structural damage) exceeding £ _____ unless otherwise agreed in writing.

6. Property Maintenance and Repairs

6.1. The Agent will be responsible for minor repairs and maintenance, up to a cost of £ _____ per repair.

6.2. For repairs exceeding this amount, the Agent will seek approval from the Owner before proceeding, unless the repair is considered urgent or an emergency.

7. Termination of the Agreement

7.1. Either party may terminate this Agreement with _____ days' written notice, provided all payments due are settled by both parties.

7.2. In case of a breach of contract by either party, the non-breaching party may terminate the Agreement immediately, after providing written notice.

8. Liability and Indemnity

8.1. The Agent will not be liable for any loss or damage to the Property unless such loss or damage is caused by the Agent's gross negligence.

8.2. The Owner agrees to indemnify the Agent against any claims, liabilities, or damages arising from the ownership of the Property during the period of this Agreement, except where caused by the Agent's negligence.

9. Governing Law

9.1. This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

10. Signatures

By signing below, the Owner and the Agent agree to the terms of this Agreement:

Property Owner

Name:

Signature: _

Date:

Agency

Name: Gulder Aitbayeva

Signature: _



Date: