

Lince Properties Ltd

Property Management Agreement



This Agreement is made and entered into this ____ day of _____, 20__, between _____ (Owner), and _____, Lince Properties Ltd.

The Property Management Agreement is for a minimum period of 12 months.

The Owner hereby employs the services of Lince Properties Ltd to manage, operate, control, rent and lease the following described property:

Address:

Responsibilities of Lince Properties Ltd

The Owner hereby appoints Lince Properties Ltd as his lawful agent and gives full authority to do any and all lawful things necessary for the fulfilment of this Agreement, including the following that is inclusive of the;

- 12% management fee:
- Marketing and Advertising of the property which includes FREE To Let Board and FREE Website Advertising
- Sourcing of tenants, tenant referencing, accompanied viewings, credit checks, drawing up tenancy agreements, notifying utility companies of move in/out, arrange EPC's, place deposits with Deposit
- Protection Service, arrange landlord gas safety inspections by our Gas Safe Register operative, serving of Section 8 and Section 21 notices, tenancy inspections, entry and exit inspections
- Collection of rents by weekly Rent Collector

Additional costs

- Advertising in the local paper – at cost
- Arrange competitively priced buildings insurance
- Full photographic inventory - £40.00
- Repairs and alterations arranged and carried out by our in-house team to a high standard at a reasonable cost
- Issuing of court papers and attending court hearings

Liability of Lince Properties Ltd

The Owner hereby agrees to hold Lince Properties Ltd harmless from any and all claims, charges, and debts, including fees related to his management of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Payments to Lince Properties Ltd

The Owner agrees to pay Lince Properties Ltd as follows:

The Owner agrees to allow Lince Properties Ltd, to deduct 12% of all rents collected as a fee for managing the property. This fee and any monies due to the Owner shall be paid on a 4 weekly basis. The Owner shall also receive receipts and a client statement showing summary of expenditure and rental incomes.

If the Property Management Agreement is terminated by the Owner, Lince Properties Ltd shall be paid and entitled to retain a fee equivalent to 12% of the potential rental income for each tenancy negotiated and entered into on behalf of the Owner for the 12 month minimum management period

Term of Agreement

This Agreement shall be effective as of the ____ day of _____, 20____,
and shall expire on the ____ day of _____, 20__.

Upon expiration of the above initial term, this Agreement shall automatically be renewed and extended for a like period of time unless terminated in writing by either party by providing written notice 30 days prior to the date for such renewal. This Agreement may also be terminated by mutual agreement of the parties at any time. Upon termination Owner shall pay any fees, commissions and expenses due under the terms of the Agreement, which are owing to Lince Properties Ltd.

This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

Owner's Full Name and Address

_____ SIGNED (Owner)

_____ SIGNED on behalf of:

Lince Properties Ltd, The Nutshell, Chapel Lane, Scawby, North Lincs DN20 9AQ

_____ WITNESS

_____ Date



Lince Properties Ltd

Head Office: The Nutshell, Chapel Lane, Scawby, DN20 9AQ

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www.linceproperties.co.uk



Registered Office: 17-19 Osbourne Street, Grimsby DN31 1HA
Registered in England No. 5150123