



Acceptance of terms of business

Property address (including post code)

[Text input field]	
[Text input field]	Postcode:

Services required (Please tick where applicable)

<input type="checkbox"/> Standard Value Service	<input type="checkbox"/> Protection Service	<input type="checkbox"/> Premium Full Protection Service	<input type="checkbox"/> Please tick this box if you are a resident outside of the UK for more than six months of the year
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I/We agree and accept the terms of business as outlined in the Landlord Terms of Business and instruct Hudsons Ltd to let the above mentioned property.

By signing these legally binding Terms of Business, I/we confirm that I/we have read and understood and accept clauses 1 to 5 and that I/we have been given the opportunity to raise any concerns or queries to my/our own satisfaction and that I/we agree to abide by all the conditions contained therein.

I/We confirm that I/we am/are the sole/joint owners(s) of the Freehold/Leasehold Property above and have obtained all consents that are necessary to let the Property.

I/We warrant to have all gas appliances serviced and maintained at least once a year and keep a record of such maintenance which must be undertaken by an installer registered with the Gas Safe Register in order to comply with the Gas Safety (Installation and Use) Regulations 1998. This record will be obtained prior to the commencement of the Tenancy and a copy will be made available to the Agent and the Tenant.

I/We confirm that all furniture, upholstered furniture, soft furnishings, beds, mattresses, pillows and cushions, supplied to the Property comply with the provisions of the Fire and Furnishings (Fire) (Safety) Regulations 1993.

I/We warrant to have all electrical appliances checked on a regular basis to ensure that all electrical equipment is safe and will not cause danger and to comply with the Electrical Equipment (Safety) Regulations 1994 and Part P of the Building Regulations 2005.

I/We confirm that there are no major repairs, construction or maintenance work of which I/we are aware due to be carried out to the Property, or any adjoining premises or the building of which the Property forms part other than noted below.

I/We understand that Tenancy renewals are charged at a 2% discount to the original tenancy fee.

Signed	Printed	Date
[Text input field]	[Text input field]	[Text input field]
Signed	Printed	Date
[Text input field]	[Text input field]	[Text input field]

Full names of each legal owner must be detailed.

If the signatory is not the owner please enclose a copy of the legal Power of Attorney to sign on behalf of the owner.

Landlord contact details			Bank details (for rental payments)	
Name:			Bank name:	
Home or registered address (including postcode):			Branch:	
Postcode:			Account name:	
Work telephone:	Home telephone:	Mobile telephone:	Account number:	
Work email:	Home email:		Sort code:	

Landlord contact details			Bank details (for rental payments)	
Name:			Bank name:	
Home or registered address (including postcode):			Branch:	
Postcode:			Account name:	
Work telephone:	Home telephone:	Mobile telephone:	Account number:	
Work email:	Home email:		Sort code:	

If you would prefer for us not to use your details for marketing purposes, please tick here



Terms, Fees and Charges specific to this agreement

Standard Value Service 10%		Protection Service 14%		Premium Full Protection Service 16%	
Full Marketing, Rightmove, Zoopla, OnTheMarket, Hudsons Website, Social Media		Full Marketing, Rightmove, Zoopla, OnTheMarket, Hudsons Website, Social Media		Full Marketing, Rightmove, Zoopla, OnTheMarket, Hudsons Website, Social Media	
Professional Photography, floorplans, bespoke video, virtual tour		Professional Photography, floorplans, bespoke video, virtual tour		Professional Photography, floorplans, bespoke video, virtual tour	
Right To Rent Checks		Right To Rent Checks		Right To Rent Checks	
Preferred international rates for international rent transfers		Preferred international rates for international rent transfers		Preferred international rates for international rent transfers	
Fees can be taken at frequency of rent payment		Fees can be taken at frequency of rent payment		Fees can be taken at frequency of rent payment	
Rent Collection and chasing of arrears		Landlord Protection Package – Initial arrangement of EICR (quinquennial), Gas Safety Certificate (annually), Legionella Risk Assessment, Energy Performance Certificate (decennial)		Landlord Protection Package – Initial arrangement of EICR (Electric), Gas Safety Certificate (yearly), Inventory and cleaning arrangement, Legionella Risk Assessment	
Extra Paid For Services		Comprehensive Tenant Referencing		Comprehensive Tenant Referencing,	
Landlord Protection Package – Initial arrangement of EICR (quinquennial), Gas Safety Certificate (annually), Legionella Risk Assessment, Energy Performance Certificate (decennial)	£220 inc.VAT	Rent Collection and chasing of arrears		Rent Collection and chasing of arrears.	
Comprehensive Tenant Referencing	£75 inc.VAT (per tenant)	Deposit Protection		Deposit Protection	
Deposit Protection	£60 inc.VAT	Transfer of Utilities		Transfer of Utilities	
Transfer of Utilities	£75 inc.VAT	Drafting of Tenancy Agreement		Drafting of Tenancy Agreement	
Drafting of Tenancy Agreement	£180 inc.VAT	0% Finance (subject to availability) for Hudsons Home Styling and Consultancy		0% Finance (subject to availability) for Hudsons Home Styling and Consultancy	
Consultancy on dressing service and refurbishment	£500 inc.VAT	Key Holding		Key Holding	
Key Holding	£150 inc.VAT	End of tenancy inventory analysis and deposit deduction analysis		End of tenancy inventory analysis and deposit deduction analysis.	
End of tenancy inventory analysis and deposit deduction analysis	£500 inc.VAT	Management of tenancy during office hours		Management of tenancy during office hours	
Management of tenancy during office hours	£1500 inc.VAT	One Annual Inspection of property with report		Two Annual Inspections with reports	
Annual Inspections	£200 inc.VAT	Extra Paid For Services		Management of tenancy, all repairs and tenant contact including out of hours call outs with no additional fee	
Management of tenancy, all repairs and tenant contact including out of hours call outs with no additional fee	£2500 inc.VAT	Out of hours contractors call out (in addition to contractors fee)	£150 inc.VAT (per call out management charge)	Complimentary HMO license Application (Not including local authority fee)	
HMO license Application (Not including local authority fee)	£420 inc.VAT	HMO license Application (Not including local authority fee)	£420 inc.VAT	Submission of dispute to TDS	
Submission of dispute to TDS	£300 inc.VAT	Submission of dispute to TDS	£300 inc.VAT	Annual Statement	
Annual Statement	£150 inc.VAT	Annual Statement	£150 inc.VAT	Complimentary Electrical Installation Condition Report	
Electrical Installation Report	From £175 inc.VAT	Electrical Installation Report	From £175 inc.VAT	Complimentary Gas safety certificate	
Gas Safety Certificate	£150 inc.VAT	Gas Safety Certificate	£150 inc.VAT	Complimentary Energy Performance Certificate	
Energy Performance Certificate	£90 inc.VAT	Energy Performance Certificate	£90 inc.VAT	Complimentary Legionella Risk Assessment	
Legionella Risk Assessment	£75 inc.VAT	Legionella Risk Assessment	£75 inc.VAT	Extra Paid For Services	
Inventory Report	£195 inc.VAT	Inventory Report	£195 inc.VAT	Inventory Report	£195 inc.VAT
Installation of Smoke Detectors	£75 inc.VAT	Installation of Smoke Detectors	£75 inc.VAT	Installation of Smoke Detectors	£75 inc.VAT
Installation of Carbon Monoxide Detectors	£75 inc.VAT	Installation of Carbon Monoxide Detectors	£75 inc.VAT	Installation of Carbon Monoxide Detectors	£75 inc.VAT
Professional Clean	From £150 inc.VAT	Professional Clean	From £150 inc.VAT	Professional Clean	From £150 inc.VAT