



Year-End 2025 - Acceptance of terms of business

Property address (including post code)

Postcode:

Services required (Please tick where applicable)

Promotional upgrade from
Standard Value Service:

☐

Protection Service*
~~4%~~ 1%

☐

Premium Full Protection Service*
~~6%~~ 3%

☐

Please tick this box if you are a resident outside
of the UK for more than six months of the year

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 as per the original fee.

I/We understand that Hudsons reserve the right to assign Hudsons' rights and/or obligations under this Agreement upon giving you three months' written notice.

* Both upgrade options are on a two year contract, with an early break available if you decide to sell through Hudsons

Signed	Printed	Date
Signed	Printed	Date

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

Name:

Home or registered address (including postcode):

Postcode:

Work telephone:

Home telephone:

Mobile telephone:

Work email:

Home email:

Landlord contact details

Name:

Home or registered address (including postcode):

Postcode:

Work telephone:

Home telephone:

Mobile telephone:

Work email:

Home email:

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

Protection Service 1% (1.2% inc VAT)	
Full Marketing, Rightmove, Zoopla, Hudsons Website, Social Media	
Professional Photography, floorplans, bespoke video, virtual tour	
Right To Rent Checks	
Preferred international rates for international rent transfers	
Rent Collection and chasing of arrears	
Deposit Protection	
Transfer of Utilities	
Drafting of Tenancy Agreement and renewal	
0% Finance (subject to availability) for Hudsons Home Styling and Consultancy	
Key Holding	
End of tenancy inventory analysis and deposit deduction analysis	
Management of tenancy during office hours	
One Annual Inspection of property with report	
Serving Section 21 Notices	
Extra Paid For Services	
Out of hours contractors call out (in addition to contractors fee)	£150 inc.VAT (per call out management charge)
Comprehensive Tenant Referencing (These will be undertaken as standard unless specifically instructed not to by the Landlord)	£75 inc.VAT (per tenant)
Submission of dispute to TDS	£300 inc.VAT
Professional clean	From £190 inc.VAT
Annual Statement	£150 inc.VAT
HMO license Application (Not including local authority fee)	£420 inc.VAT
Energy Performance Certificate	From £100 inc.VAT
Electrical Installation Condition Report	From £175 inc.VAT
Gas Safety Certificate	£150 inc.VAT
Legionella Risk Assessment	POA
Installation of Smoke Detectors	£75 inc.VAT
Inventory Report	From £195 inc.VAT
Installation of Carbon Monoxide Detectors	£75 inc.VAT

Premium Full Protection Service 3% (3.6% inc VAT)	
Full Marketing, Rightmove, Zoopla, Hudsons Website, Social Media	
Professional Photography, floorplans, bespoke video, virtual tour	
Right To Rent Checks	
Preferred international rates for international rent transfers	
Rent Collection and chasing of arrears	
Comprehensive Tenant Referencing	
Deposit Protection	
Transfer of Utilities	
Drafting of Tenancy Agreement and renewal	
0% Finance (subject to availability) for Hudsons Home Styling and Consultancy	
Key Holding	
End of tenancy inventory analysis and deposit deduction analysis.	
Management of tenancy during office hours	
Two Annual Inspections with reports	
Management of tenancy, all repairs and tenant contact including out of hours call outs	
Management of HMO license Application (Not including local authority fee)	
Submission of dispute to TDS	
Annual Statement	
Complimentary Electrical Installation Condition Report (does not include any remedial work costs)	
Complimentary Gas safety certificate	
Complimentary Energy Performance Certificate	
Serving Section 21 Notices	
Extra Paid For Services	
Inventory Report	£195 inc.VAT
Legionella Risk Assessment	POA
Installation of Smoke Detectors	£75 inc.VAT
Installation of Carbon Monoxide Detectors	£75 inc.VAT
Professional Clean	From £190 inc.VAT