

**NEVIN
&
WELLS**

RESIDENTIAL
ESTABLISHED IN 2002



Agency Terms and Conditions

Please read the Terms & Conditions of Business and this Landlord instruction form carefully.
If you have any queries please contact us immediately. When satisfied that you understand and agree to be bound by all the terms and conditions stated please **complete this form and return the document to us** to confirm your instructions.

Re: 27 Oak Tree Court, Addlestone Park, KT15 7SY.
(address of property)

I/We Sarah Simpson

(Full names of all registered owners)

Hereby appoint Nevin & Wells Residential to undertake the services and make the arrangements indicated below on my/our behalf under the terms outlined in these Terms & Conditions of Business:

((tick as applicable/required))

- ☐ **Management Plus - 12% plus VAT** of the monthly gross rent collected for the term of the Tenancy.

Please note that we cannot take responsibility for the management of a property before the commencement of a Tenancy or after the Tenancy has expired.

- ☒ **Full Management Service - 10% plus VAT** of the monthly gross rent collected for the term of the Tenancy.

Please note that we cannot take responsibility for the management of a property before the commencement of a Tenancy or after the Tenancy has expired.

- ☐ **Find a Tenant & Collect the Rent - 8% plus VAT** of the monthly gross rent collected.
- ☐ **Find a Tenant only - 7% plus VAT** of the initial term of the Agreement entered into.

There will be a fee of £50.00 (including VAT) to register Deposits with the Tenancy Deposit Scheme

This fee will be deducted from the first month's rent collected and if necessary, the balance of the commission will be collected from the second month's rent.

Renewals

If a Tenancy is renewed, whether or not it is negotiated by Nevin & Wells Residential we will be entitled to a further fee for the term of the renewed Agreement.

Please arrange the following in accordance with Safety Regulations: Contractors fee payable by Landlord.

- ☐ Gas Safety Check
- ☐ Electrical Safety Check
- ☐ Smoke Alarm Installation

Signed by:

Mrs S Simpson

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11/7/2025

