



LET KWIK

TERMS & CONDITIONS

DATED 1ST JANUARY 2011

1. This agreement is between you, the Landlord or legal freeholder or leaseholder of a property, and us, H2L Property Management Limited; a Company registered in England & Wales, Company Number 05727204 at legal Registered office address Old Pump Offices, Main Road, Meriden, CV7 7NF.
2. The “Let Kwik” offer is an attraction offer for new landlords only who have opted to use the “Fully Manage” service and who agree to sign up to use the “Fully Manage” service for a minimum of one year. No discounts to the “Fully Manage” service are allowed and our standard Marketing Agreement and Terms of Business will apply. These can be found at www.fullymanage.co.uk.
3. The “Let Kwik” offer is not valid in conjunction with any other offers (except the referral scheme called Let Rewards which can be found at www.letrewards.co.uk) and is not valid for “Find Only” or “Find Collect” landlords.
4. The “Let Kwik” offer is not available to existing fully managed H2L landlords.
5. You agree to use H2L as sole agent and exclusively in agreeing to taking up the “Let Kwik” offer.
6. When you agree to take up the “Let Kwik” offer, we will give you a rental figure per calendar month that we agree we can let the property for, within a two-week period. This rental figure must be agreed by both parties and must be reasonable, based on current market conditions. If you’re using any other agents to advertise your property you agree to dis-instruct them and take down their advertising prior to us starting our two-week exclusive period.
7. The two-week period will commence at 9am the day after our internet marketing goes live. We will E-mail you to advise this. The two-week period will end exactly two weeks from this date.
8. You agree to allow us unhindered key access at any point during this time including Saturdays and Sundays and evenings up to 10pm and you ensure that access will be

given. If access is denied either by you or your outgoing tenant then the “Let Kwik” offer is no longer valid. We agree to give the statutory 24 hours notice in writing if required by your outgoing tenant.

9. For the purposes of the “Let Kwik” offer, you agree that the property is deemed to have been let when the prospective tenant pays us their Holding Deposit of one month’s rent, and **not** when the prospective tenant actually moves in.
10. We agree to use of our normal processes in offering this service, which include full credit checking of all prospective tenants, full employment referencing and full referencing from previous landlords. We will not reduce any service levels for the purpose of this offer.
11. If we fail to let the property within the two week period, you agree for us to continue to market the property on an exclusive basis and when we find a new tenant who you agree to and who passes credit checks and full referencing, we will **not** charge you the standard fee of 50% first months rent plus VAT or the minimum of £320 plus VAT.
12. We will, however, charge a one-off advertising fee of £50 plus VAT which we will deduct from the first month’s rent together with our normal monthly management charge, plus VAT. There will be no further set up costs for the duration of the tenancy except the monthly management fee and any renewal fees that may arise.
13. The “Let Kwik” Terms and Conditions are to be read in conjunction with our standard Marketing Agreement and Terms of Business for the fully managed service.
14. You agree to reasonably allow us to find a suitable tenant under the terms of the “Let Kwik” offer and within the two week period and not to disrupt or hinder us in being able to deliver, for example, by not returning calls or ignoring requests for feed-back in order to achieve a free let.
15. You have the right to a seven-day cooling off period during which time you can cancel this agreement. If you do decide to cancel the service, you will be required to pay £50 plus VAT in respect of our reasonable advertising costs in providing our services.