

EXAMPLE



LETTINGS TERMS & CONDITIONS

Lettings Terms and Conditions of Business

PropertyLoop Lettings & Management Packages

Lettings Fee Rate: 11% +Vat (13.2% Inc. Vat)

Payable: Upfront

Management Fee Rate: 6% +Vat (7.2% Inc. Vat)

Payable: monthly

All Renewals (Inc. Extensions, Hold Overs, Continuations) on the tenancy carry the same fee rate as above until the Tenancy is finally terminated.

Clause 1: Fees

1.1 PropertyLoop Fees

Under the Terms and Conditions below (and over the following pages), you will be liable to pay PropertyLoops' fees in respect of the initial period of the tenancy and in respect of periods after the end of that initial period where any of the original tenants introduced by PropertyLoop remains in occupation. Fees are charged as a percentage of the total rental value of the agreed term as set out in the tenancy agreement. Payment of fees are due to PropertyLoop on the date the Tenancy begins and payment for lettings fees will be required upfront. Management service fees included in the Management Package is paid monthly. Liability for fees and Renewal Commission will not come to an end once the property has been sold. In the event that PropertyLoop introduces a tenant to a landlord the following terms and fees shall apply to any future deals, tenancies, property sales or other arrangements that the Landlord or connected parties enters into with the Introduced Tenant, even if the paperwork for such new tenancies was not finalised by PropertyLoop.

EXAMPLE FEE CHARGES: Please note, this is an example of how a 'percentage fee rate' is worked out and is not part of the Terms & Conditions. This is purely an 'example' and has nothing to do with any agreed fee/rental value for the landlord signing these Terms & Conditions.

Service Fee Details:

Package Chosen: Basic

Lettings Service Fee Rate: 10% + Vat (12% Inc. Vat), Upfront

£1000 (rent) x 12 (months) = £12,000 x 12% (Inc. Vat)

= £1440 (Inc. VAT), upfront

Tenancy Details:

Monthly Rent: £1000

Tenancy Term: 12 months

1.2 Renewal Fees

PropertyLoop will endeavour to contact both the landlord and tenant before the end of the Initial Agreement to negotiate an extension of the tenancy if so required. In the event that the tenant renews, extends, holds over and/or enters into a new agreement for which rental income is received, commission becomes payable to PropertyLoop. The Renewal Commission fee is due on a monthly basis. Renewal Commission will be due and payable in full where any or all of the tenants remain in occupation. You will be liable to pay PropertyLoop's Renewal fees whether or not any Renewal is negotiated by PropertyLoop; even if any Renewal is negotiated by another agent; and even if you do not require PropertyLoop's platform to perform any additional services over and above the introduction of a tenant.

1.3 Tenancy Termination & Fees

If the tenancy is terminated in accordance with an agreed break clause written into the agreement, PropertyLoop will refund any commission already received for the remaining period of the tenancy. The commission will be refunded within 14 days of the tenant vacating the property. Where the tenancy is surrendered prior to the end of the fixed tenancy term, you will not be entitled to a refund of the lettings fee paid. If the tenant asks to surrender the tenancy, it will be landlords' responsibility to recover any financial losses from the tenant/s as a condition of the agreement to the surrender. This includes the lettings fee paid for the unexpired portion of the tenancy.

Clause 2: PropertyLoop Platform

2.1 Platform Users: PropertyLoop is an online platform for agents, landlords, tenants and suppliers to connect. Although PropertyLoop has features in place to maintain a high standard of information and uses best practices to confirm the identity of our users, we cannot provide any guarantees and are not responsible for any errors, omissions or inaccuracies of information or media supplied or agreements made by its users.

2.2 Platform Responsibility: PropertyLoop have no control over, nor accept any responsibility or liability for any problems that arise from properties or tenancy arrangements that are entered into by our users of our platform. The landlord remains responsible for any actions taken. This includes any agent or a third party acting on the landlord's behalf. As such, any reference to 'landlord' in this agreement applies to any party acting on the landlord's behalf.

Lettings Terms and Conditions of Business

2.3 Platform Material: PropertyLoop's platform provides tools, materials, and features to assist in the administrative burden of property transactions. User should satisfy themselves of the accuracy of information and of the integrity of all individuals they are transacting with before entering any agreement, contract or making payments. Material supplied on our website, including content on our blog and social media accounts, does not constitute legal advice and is supplied for information purposes only.

2.4 Third Party Services: Some PropertyLoop services are fulfilled by suitable third parties (for example: agents, gas safe engineers, inventory clerks, etc.). These third parties are not employees of PropertyLoop, but operate as independent subcontractors. Whilst PropertyLoop will try to ensure best practices are used and high standards are maintained, we cannot determine the manner in which these subcontractors carry out the services and we therefore cannot accept liability for their actions. Landlords are under no obligation to use PropertyLoop services our vetted contractors may pay a referral fee to PropertyLoop. The fee paid will be included within the contractor's invoice and could be up to 25% of the total invoice amount depending on the service provided, the details of which are available on request. Third party services by vetted contractors may include a referral fee to PropertyLoop, however, this will not affect the final amount payable by the landlord. PropertyLoop may also receive a referral fee or other payment if we recommend you to another business, for example to solicitors, referencing agencies, trade contractors or other service providers.

Clause 3: Legal Compliance & Obligations of Landlords

3.1 UK Property Law: When using the PropertyLoop platform to advertise or facilitate any let of a privately rented property in the UK you agree that as the landlord you understand and will comply with all UK property laws mentioned on the government website found at this link here <https://www.gov.uk/private-renting> and summarised in the below clauses.

3.2 Landlords Responsibility: Landlords agree that you shall disclose to us (or your tenants if required by law) at our request a copy of any of the below reports, certificates, licenses, or any confirmation validating all the below standards are met. You also agree that you indemnify PropertyLoop without limitation and compensate us for any loss, claims, actions or proceedings that may be brought against us as a result of a breach of all clauses in this section.

3.3 Permissions and Consents: The landlord warrants that all consents and permissions necessary to enable the property to be let have been obtained prior to the commencement of any letting. This includes but is not limited to consent from mortgagees, insurers, co-owners, freeholder/managing agent, superior landlord and/or the relevant local authority (licensing and planning consent).

3.4 Licences: Each local authority operates its own licensing scheme. You are required to check all applicable licensing requirements and have applied for (or already hold) the correct licence. Minimum sleeping room sizes apply to licensable HMOs. You must ensure that you comply with the conditions of a local authority property licence.

3.5 Right to Rent: The landlord is legally responsible for ensuring that all adult occupants of the property have valid leave to remain in the UK. The necessary checks should be carried out before/upon commencement of a tenancy, before/upon any renewal and before/upon expiry of the relevant occupant(s) leave to remain in the UK. In the event an adult occupant(s) does not have a Right to Rent, or their Right to Rent has expired, the landlord will report them to the Home Office as soon as reasonably practicable.

3.6 The Gas Safety (Installation & Use) Regulations 1998: Under the above regulations it is the landlord's legal responsibility to ensure that all gas appliances and the fixed installation are maintained in good

order and checked for safety at least every 12 months by a Gas Safe registered engineer.

3.7 Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 & The Electrical Equipment (Safety) Regulations 1994:

Under the above regulations the landlord is legally responsible for ensuring that the electrical installation and all appliances within the property are maintained in good order and regularly checked for safety by an appropriate registered engineer.

3.8 The Smoke and Carbon Monoxide Alarm (England) Regulations 2015: The landlord is responsible for installing a working smoke alarm on every storey of the property, and a working carbon monoxide alarm in any room with a solid fuel combustion appliance. A record of the installation and the working order of the alarms must be documented by the landlord.

3.9 Furniture and Furnishings (Fire) (Safety) Regulations 1988 and (Amendment) 1993: You are fully aware of the terms of the above Regulations. You declare that all furniture included in any rental property advertised and or let using PropertyLoops platform complies with the Regulations.

3.10 The Control of Substances Hazardous to Health Regulations 1989 and Section 3(2) of the Health and Safety at Work Act 1974: You are fully aware of the terms of the above Regulation and Act. You agree that you are legally responsible for carrying out a risk assessment for Legionnaire's disease before letting the property and for maintaining control measures to minimise the risk in water system while the property is let.

3.11 Energy Performance Certificate (EPC): You are required by law and agree to obtain and make available a copy of the EPC to prospective tenants at the earliest opportunity and must provide the person who takes up the tenancy with a copy. You also understand that to privately rent any property you require a valid EPC with a minimum band E rating.

3.12 Landlords resident outside the UK: The Non-Resident Landlords Scheme is a scheme operated by HM Revenue & Customs (HMRC) for taxing the UK rental income of non-resident landlords. The scheme requires PropertyLoop to deduct basic rate tax from any rent collected. You are considered to be non-resident if your usual place of abode is outside the UK, or you are absent from the UK for a period of more than six months. Only once we have received written confirmation from HMRC can we pay you the rent without deducting tax.

3.13 Equality Act 2010: The landlord must adhere to the above Act and not discriminate against any protected characteristics referenced in this legislation.

3.14 Tenant Fees Act 2019: Landlords agree to comply with the Tenant Fee Act 2019 and to not charge any impermissible fees to tenants.

Clause 4: PropertyLoop's Landlord Platform Services

4.1 PropertyLoop's Listing Service: PropertyLoop's listing service is designed for those who have the explicit permission of all legal owner(s) of the property to place the advert and enter into an agreement to rent the property to a tenant. By using the PropertyLoop listing service, you are declaring this to be the case. The landlord must not do any of the following:

- Create multiple listings of the same property on PropertyLoop
 - Create false property listings or listings that do not accurately reflect a property
 - Include any material or information (including photos, videos, virtual 360 tours and written content) that is not accurate, outdated or otherwise misleading as to the current condition of the property
- We reserve the right to remove any listing from our website, in part or in full at any time. Any decision we make in connection with the removal of listings or other content is final and we accept no liability to

Lettings Terms and Conditions of Business

users in respect of any such decision. By listing a property on PropertyLoop's website, you agree to these Terms and Conditions of Business, General Website Terms Of Use and our Privacy Policy.

4.2 Property Photography: You authorise PropertyLoop's third party contractors to attend, photograph, and create floorplans of the property. You permit images depicting the property to be used for the purposes of marketing and the promotion of the PropertyLoop brand. This involves the display of the images across all advertising mediums, including but not limited to, PropertyLoop website, aggregator or sub-agent websites, social media platforms and print. The copyright of all details, photographs and floorplans remains exclusive to PropertyLoop. Where the landlord uses PropertyLoop media for personal use (to be clear personal use is classified as everything outside of the PropertyLoop platform/company) without clear permission in writing from PropertyLoop a charge of £300 Inc. Vat will be charged to the landlord. Where the landlord provides their own media for a property listing, any photos, videos or images including floorplans or rendered tours, must be free from third party advertising, watermarks or alike. The landlord is solely responsible for ensuring they hold the permission or copyright for the use of any media they upload or provide.

4.3 To Let Boards: In addition to advertising a landlord's property online, PropertyLoop may erect a To Let Board at the property to inform potential applicants of its availability. Landlords should notify PropertyLoop using the preferences in their online account settings if they have previously agreed not to erect a To Let board with the Freeholder or other interested parties. PropertyLoop is not liable for any damage caused by boards being erected (not excluding any liability that we or our subcontractors may have for boards installed in a negligent manner).

Clause 5: The Tenancy

5.1 Holding Deposit: PropertyLoop takes a holding deposit from a tenant on an offer made. The only instances where the tenant will forfeit their holding deposit is in if the tenant provides false, or fraudulent information in their offer or references. If the landlord cancels, or does not proceed with an offer, the holding deposit will be refunded to the tenant.

5.2 Tenancy Agreement: PropertyLoop's platform provides long let and short let tenancy agreements inclusive of the agreed fee for all tenancies and renewals.

5.3 Change of Occupancy or Renewal Contract: We will require a request via the PropertyLoop platform or written instruction from the landlord to proceed with a letting, a renewal or an assignment of a tenancy in respect of a change of occupancy. When we receive this request we will send out the for electronic signature the tenancy agreement, memorandum of agreement or deed of assignment (as appropriate) and exchange contracts on your behalf inclusive of the agreed fee.

5.4 Electronic documentation: PropertyLoop's users for convenience are required to sign documents electronically. Contracts which have been signed electronically (whether by fax, email or website authentication) are binding and admissible in evidence.

5.5 Rent Collection: PropertyLoop will collect rent inclusive of the agreed fee in accordance with the terms of the tenancy agreement. As part of the rent collection service PropertyLoop will send notifications for any rent due or missed rent payments to tenants and will copy the landlord into these notifications. Once the tenancy has started and we are in receipt of cleared funds from the tenant, we aim to transfer any money due to you within the same working day. In most cases (depending on banks) this should arrive into the landlords bank account the same working day.

5.6 References: Inclusive of the agreed fee PropertyLoop will obtain references checks on all prospective tenants via a third-party

referencing agency on your behalf and, where applicable, their guarantor. It is the landlord's responsibility to check through the completed reference reports and approve the go ahead on the tenancy agreement.

5.7 Tenancy Preparation: It is the landlords responsibility to arrange a clean and check in report for each tenancy. The costs of these are borne by the landlord.

5.8 Deposit & Zero Deposit Guarantee (Assured Shorthold Tenancies only): The deposit will be held in accordance with the terms of the tenancy agreement. Under the terms of our Assured Shorthold Tenancy agreement, the deposit will be held by PropertyLoop in accordance with the Housing Act 2004 and the provisions of the deposit protection scheme operated by Deposit Protection Scheme (DPS) inclusive of the agreed fee. Any interest earned on the deposit will be retained by PropertyLoop. PropertyLoop uses Flat Fair to provide a deposit replacement product. Flatfair is insured by an A-rated financial institution. In the event you do not wish to accept potential tenants using the deposit replacement product please advise us of this decision prior to marketing your property for let. The landlord accepts that the deposit replacement product will be subject to the terms and conditions contained, a copy of which shall be provided to the landlord to sign along with the tenancy agreement.

5.9 Utilities: PropertyLoop uses a third party to transfer some utilities and council tax into the tenant's name at the start of each tenancy and the landlord's name at the end of a tenancy. However, it remains the landlord's main responsibility to ensure all utilities are taken care of in the void periods and as stated in the AST the tenant's responsibility to ensure that a new account is opened in their name at the start of the tenancy and closed at the end of the tenancy.

5.10 Check-out and Deposit: It is the landlord's responsibility and cost to organise the check-out report at the end of the tenancy. In respect of deposits held for ASTs you must finalise any deductions and come to agreements directly with your tenants. Once you come to an agreement you should inform PropertyLoop asap who will then follow the instructions to claim on the deposit. Any disputes will go through the DPS ADR (alternative dispute resolution scheme). Should you fail to respond to your tenant or PropertyLoop on any deposits claims the tenant has made direct with the DPS within their recommended timeline please note that the DPS have reserved the right to release some or all of the deposit to the tenant. PropertyLoop will not accept responsibility for the failure of any item of claim which is a result of your failure to provide the necessary information to us within the requisite time. Full details of the DPS scheme may be found at www.depositprotection.com.

5.11 Keys: You are required to provide the agent with a set of keys (or authorise the agent to use keys held by another agency) for viewings access. Tenants normally require one set of keys for each occupant of the property. Agents are personally required to use a secure key tag system that ensures that third parties cannot identify which property a set of keys belongs to. Therefore, in the event that keys are lost or unaccounted for the agents' liability in respect of such keys and/or any locks is strictly limited to the cost of cutting a new set of keys.

5.12 Legal Proceedings: PropertyLoop is not responsible for any legal steps for the recovery of rent or repossession of the property. Appearances before any Court or Tribunal will be by special arrangement with the agent direct and the fee for any such attendance will be £500 inc. VAT per day, or part thereof. PropertyLoop will not accept service of legal proceedings on the landlord's behalf.

5.13 Disclaimer: PropertyLoops' agents will carry out all services with reasonable care and skill. However, we are unable to guarantee the suitability of tenants, timely rental payments or vacant possession at the end of a tenancy and cannot be held liable by the landlord for such events.

Lettings Terms and Conditions of Business

5.14 Third Party Contractors/Suppliers: Where instructed (or required under management) PropertyLoop will arrange for independent contractors to complete reports, certificate, checks and repairs. The cost of these works is borne by the landlord. PropertyLoop are not responsible for any loss or damage suffered by the landlord through the act, default or negligence of any third party which may arise otherwise than through the negligence, omission or failure on the part of PropertyLoop.

Clause 6: Lettings Package

The Lettings Package includes the lettings services of a PropertyLoop agent who will find, source, conduct viewings and negotiate and finalise an offer with a suitable tenant. It also includes the arranging and cost of professional media, professional references on all tenants, AST, rent collection and deposit registration. A full list of services can be found here: <https://www.propertyloop.co.uk/help/full-list-of-the-propertyloop-lettings-service>.

Clause 7: Management Package

7.1 Management Fees: The Management Service is charged as a percentage of the total rental value of the agreed term as set out in the tenancy agreement, charged monthly. A full list of services can be found here: <https://www.propertyloop.co.uk/help/propertyloop-property-management-service>

7.2 Management Notice Period: Where we are instructed to manage a property from the beginning or to manage a property mid-way through a tenancy the Management Service is subject to a minimum term of a full 1 months' notice. The management agreement can be terminated by either party giving one month's notice to the other in writing. On the expiry of such notice, we will cease to provide the Management Service and will revert to provide only the Lettings Service, unless the property was not let by PropertyLoop. The commission fees payable will revert to those applicable for the Lettings including the Initial, Renewal or Continuation Period.

7.3 Payment of Outgoings: A float of £300 (or another amount to be agreed in writing) can be held by PropertyLoop during the term of the management, if the landlord agrees. We will not undertake to meet any outgoings beyond the funds we hold. If we do not hold funds to settle an invoice, we may provide your contact details to the supplier so that they can apply to you for payment. Where instructed by the landlord in writing PropertyLoop can pay ground rents, service charges, council tax, gas, electricity and water rates and any regular outgoings out of the rental income. This can only be undertaken where we hold sufficient funds and on the condition that we have been provided with the details of who, when and how to pay the relevant providers. Demands in this instance should be sent to the Property Management department via email and direct to PropertyLoop's head office. We will endeavour to query any obvious discrepancies, however, it must be understood that we are entitled to accept and pay, without question, demands and accounts that we believe to be in order.

7.4 Transfer of Utilities: PropertyLoop uses a third-party provider to transfer utilities and council tax into the tenant's name at the start of a tenancy and the landlord's name at the end of a tenancy. We will not pay bills received from monies held on the landlord's behalf during void periods unless vacant management is undertaken at a cost of £50 Inc. Vat. and the landlord gives specific instructions to do so.

7.5 Key-Holding Service: A set of keys will be required to manage your property effectively, these will be held locally in our head office in Canary Wharf (or another agreed safe and secure location confirmed in writing) and made available to our approved suppliers or any other party authorised by you.

7.6 Repairs & Maintenance: We will assist to the day-to-day minor repairs and maintenance of the property and its contents. We will contact you for permission to proceed if the cost of the work exceeds any amount we have agreed to hold as a float. PropertyLoop, are

hereby authorised to carry out work(s) to any value without first contacting you or obtaining your permission where, in our reasonable opinion, such work(s) is/are required to comply with a statutory notice issued by the relevant local authority or to comply with any obligation relating to any licence held for the property under the Housing Act 2004. PropertyLoop will obtain more than 1 estimate for consideration by the landlord for any major repairs or maintenance over £500 and submit them for approval prior to the commencement of the work. However, in emergencies and where we consider it necessary, we will act to protect the landlord's interests without consultation.

7.7 Management Inspections: We will endeavour to undertake one inspection of the property in each twelve-month period. Where we are unable to access the property, for example, where we do not hold a full working set of keys for the property (including communal door keys, fobs, garden and/or balcony door keys); or where your tenants prevent access to the property, no refund will be made. Our fee for additional inspections/visits is £60 Inc. VAT per inspection/visit.

7.8 Check-Out & Deposit: We will send you a copy of the check-out report together with recommendations for deductions that should be made from the deposit. Should you fail to finalise deductions with us within ten days of the tenancy terminating, we reserve the right to release some or all of the deposit to the tenant. PropertyLoop will not accept responsibility for the failure of any item of claim which is a result of your failure to provide the necessary information to us within the requisite time.

7.9 Vacant Management: During void periods, we will not manage the property unless vacant management is requested by the landlord in writing and has an agreed cost of £50 Inc. Vat per property, per month. However, we cannot be held liable for any loss and/or damage arising from fire, flood or theft during this period. If the landlord requires supplies to be turned off or disconnected during this period, PropertyLoop must receive instructions in writing and will arrange for the required contractor to attend at the landlord's expense.

7.10 Dealing With Third Parties: PropertyLoop where necessary and where instructed in writing by the landlord will liaise with the landlord's accountants, solicitors, superior landlords, managing agents and mortgagees.

Clause 8: Rent & Legal Guarantee Policy

8.1 Rent Guarantee: Landlords can choose to add our Rent Guarantee and Legal Expenses Insurance policy to their tenancy. The policy terms and wording of this policy can be found here: <https://www.propertyloop.co.uk/help/rent-protection-insurance-policy>. When agreeing to purchase this policy for your tenancy you agree to read and abide by the terms and conditions of the policy found at the link above. Where applicable, it is the landlord's responsibility to notify us if they wish to make a claim under our Rent Guarantee & Legal Protection insurance policy.

Clause 9: Complaints Procedures

9.1 Complaints Procedure: Whilst we cannot be held liable for the communication or conduct of users on our website or other parties like subcontractors, if you have any problems with PropertyLoops' service and are unable to resolve these with your agent directly or the Local Growth Partner, you can write to the complaints department at Customer.Relations@PropertyLoop.co.uk. Your email will be acknowledged within three working days of receipt and an investigation undertaken. A formal written response will be sent to you within fifteen working days. If we are unable to resolve your complaint, we will provide you with full details of our PRS redress scheme that you can use to escalate your complaint.

Clause 10: General Notices

10.1 Indemnity: You agree that you indemnify PropertyLoop for any loss, claims, actions or proceedings that may be brought against us as a result of a breach of any of these clauses in this agreement. You

Lettings Terms and Conditions of Business

further agree that PropertyLoop may take legal action or any other measures we may deem necessary at our sole discretion if you breach any clauses in this agreement, and that you will be liable for any legal or enforcement costs reasonably incurred by us in relation to such a breach.

10.2 Connected persons: As required by Section 21 of the Estate Agents Act 1979, unless specifically stated otherwise, we or your agent are not aware of any personal interest existing between ourselves or anyone in our employ or any connected person(s) and yourself(ves). If you are or become aware of such an interest, you should notify PropertyLoop immediately.

10.3 Outstanding fees: The landlord agrees that, where any of PropertyLoop's fees and/or commission charges remain outstanding for more than seven days, PropertyLoop may use any sums obtained or held on the landlord's behalf to pay the outstanding sums, including rental payments on this or any other property on which PropertyLoop is instructed.

10.4 Interest & VAT: PropertyLoop' fees are payable on demand, as and when they fall due. PropertyLoop reserves the right to charge interest on any amounts outstanding 28 days after the fees are first demanded. Interest will be charged from the date the fees become due at the annual rate of 2% above the Bank of England's base rate. All PropertyLoop fees and any other charges are subject to VAT.

10.5 Data Protection and Privacy Policy: PropertyLoop and the agents comply with all applicable data protection and privacy laws in dealing with your personal data. Please refer to our Privacy Policy and Cookie Policy for full details of how we acquire and use your personal data and how you can opt out of certain activities. Please be aware that in the provision of our services, we may instruct other organisations to process personal data on our behalf and/or share personal data with law enforcement agencies, which may also involve the transfer of data outside the European Economic Area.

10.6 Anti-Money Laundering Regulations: PropertyLoop is subject to Anti-Money Laundering laws. As a result we will need to obtain and hold evidence confirming your identity and proof of your address. We will be unable to proceed with any work on your behalf until we obtain this from you. Your identity may be subject to an electronic identity check, which may leave a soft footprint on your credit report. Where appropriate, proof of ownership of the property and confirmation of the source or destination of funds may also be requested.

10.7 Jurisdiction: The High Court and the County Courts of England and Wales shall have jurisdiction to hear and determine any action or proceedings in respect of this agreement.

10.8 Amendments: PropertyLoop may change or add to the terms of this agreement (except in relation to the level of any fees due under this agreement) for legal or regulatory reasons. We will notify you if any such change will affect the service that we offer you. This contract constitutes the entire agreement between PropertyLoop and the landlord and supersedes all prior agreements, understandings, representations or communications between the parties. No amendment or variation to this contract will have any contractual effect unless approved in writing by a Director of PropertyLoop. No other correspondence, prior arrangements, understandings, representations or communications between the parties that infer any additional clauses, promises or conditions that are contained within this document are considered null and void unless countersigned by a Director.

10.9 Entire Agreement and Variations: PropertyLoop intends to rely upon the written terms set out in these terms and conditions. You are reminded again to read them very carefully. If you require any changes, please make sure you ask for these to be put in writing. In that way, we can avoid any problems surrounding what the agent and the landlord are each expected to do. If you want to make any changes

to this agreement, please discuss them with your local agent that you're dealing with and make sure that they are put in writing and agreed in writing.

10.10 Termination: PropertyLoop may terminate this agreement with one month's advance written notice where you fail to co-operate with us or provide timely instructions or where we have asked you to obtain/provide a statutorily required licence or permission to let the property and you have failed to do so, or where we have asked you to agree to works which we reasonably believe are required in order to comply with a statutory obligation and you have failed/refused to do so. Where we terminate the agreement under this clause you will remain liable to pay PropertyLoops' fees under the terms of this agreement.

Clause 11: Notice of the Right to Cancel

You may have the right to cancel this contract under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 within 14 calendar days after the date upon which it was signed/agreed. If you wish to cancel this contract, you MUST DO SO IN WRITING. Please email your cancellation notice to contactus@propertyloop.co.uk. If you would like to know more about your rights you can contact your local Trading Standards Department, or your nearest Citizens' Advice Bureau.

Bank Details:

Please provide bank details for rent payments

Account Name	<input type="text"/>
Sort Code	<input type="text"/>
Account Number	<input type="text"/>
Bank	<input type="text"/>

Landlord Signatures:

I understand that I may have the right to cancel this agreement within 14 days of signing this contract. Where you are a joint-owner of the property you hereby warrant that you have ensured you are authorised to instruct us on behalf of all joint-owners. If the property is corporately owned or owned by a trust the full name of the company/trust, the company registration number and registered office address must appear on this form, which must be signed by an authorised signatory.)

Landlord Name 1	<input type="text"/>
Signature	<input type="text"/>
Date	<input type="text"/>
Landlord Name 2	<input type="text"/>
Signature	<input type="text"/>
Date	<input type="text"/>