

SOLE AGENCY AGREEMENT FOR FULL MANAGEMENT

I/we (the landlord) hereby appoint Andrew Kelly Property Management of 124 Yorkshire Street Rochdale OL16 1LA to undertake the duties of sole managing and letting agent in respect of the following property

Address of property to let: 102 Hare Hill Road, OL15 9HG

Landlord's name/s (all joint landlords):

Elizabeth Sloane Martyn Shepherdson

Landlord's address: (current address and new address if applicable)

Shaw Moss Farm, Littleborough

Postcode OL15 0AD

Tel: 07554426536

Mobile: 07772623055

e-mail Shep2248@yahoo.co.uk

Fax:

The following conditions form part of the agreement between Andrew Kelly Property Management and the Landlord specified above. They are, in conjunction with the Agent's information, the level of service required and selected by the Landlord and are reliant upon the information given to the Agent by the Landlord:

Definitions:

- ◆ The "Landlord", "you", or "your" means the person or persons named below as owners of the subject property and will include any others with a legal interest in the property, whether this has been disclosed or not. Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfil their obligations.
- ◆ The "Agent", "we" or "us" means Thames Asset Management t/a as Andrew Kelly Property Management
- ◆ The "Tenant" means the party named in the tenancy agreement as the Tenant of the Property.
- ◆ The "Property" means the property noted above as the address of the property to be let including all outbuildings, grounds fences boundaries etc.

Tenancy Term

The tenancy will be for a minimum period of six months, at a calendar monthly target rent of £1,250...exclusive, in accordance with the Housing Act 1988. At a rent to be agreed.

1.0 Appointment, Fees & Commissions.

I/We (the landlord) hereby appoint Andrew Kelly Property Management as sole Managing and Letting Agents from the date of this Agreement until terminated in writing by either party in accordance with the Cancellation requirements detailed below. Should the property be let during our agency period, all fees will be payable to Andrew Kelly Property Management irrespective of who introduces the tenant. During the period of Sole Agency the Landlord will not instruct any other agent to let the property.

I/We (the landlord) confirm that no introduction of a prospective Tenant has already been made.

I/We (the landlord) agree to pay Andrew Kelly Property Management an arrangement fee of £295.00 including VAT for arranging the tenancy. To include (a) erection of a to let board if required, (b) all appropriate marketing, (c) accompanied viewings if required, (d) professional referencing of tenant/s and guarantor through a specialist third part referencing company where applicable, (e) all checks required under Part 3 Chapter 1 of the Immigration Act 2014 regarding the immigration status of all applicants (e) preparation of inventory including state & condition of the property (please note this is not a survey of the property or a guarantee of its contents), (f) preparation of the tenancy agreement under the terms of the Housing Act 1988 unless otherwise stated (g) provision of all documentation as required under the Deregulation Act 2015 (g) protection of deposit where applicable.

In respect of subsequent periods, an arrangement fee of £66.00 including VAT (this fee shall apply for each subsequent renewal) to contribute to the costs of drawing up a new tenancy agreement and signing the tenant up, shall be payable in the event that the resident tenant undertakes to renew the tenancy for a further period.

In the event of a new Tenant, an arrangement fee of £295.00 including VAT shall be payable as above.

I/We (the landlord) also agree to pay Andrew Kelly Property Management a commission of 12.0% including VAT of the calendar monthly rent, for management of the property including collecting the said rent for the initial and subsequent periods. (Duties included in the full management service are as stated in Appendix C Full Management Service). Should the landlord provide the tenant with a rent free period then commission would be due as if the rent had been paid.

2.0 Payments

I/We (the landlord) authorise payments to be made directly into the account details given below. I/We (the landlord) acknowledge that this payment method is to be set up by Andrew Kelly Property Management at no expense to myself.

Bank/Building Society Name: Tide
Address: The Featherstone Building Account name: Finn Property Services LTD
66 City Road, London Account No: 30788431
Postcode: EC1Y 2AL Sort code: 040605

3.0 Cancellation

3.1 If the Landlord wishes to cancel this agreement before a tenancy has commenced, the Landlord may do so by writing to the Agent at the Agent's address. If the landlord wishes to cancel within 14 days

I/We (the landlord) have read and understood the Terms and Conditions stated herein and duly name Andrew Kelly Property Management as Sole Letting Agents.

Signature: M. Shepherdson Date: 5/5/26
For and behalf of Andrew Kelly Property Management

Print Name: M. Shepherdson

Name of landlord or Company landlord who Owns this property:

Finn Property Services LTD

Signature of Landlord or Company representative:

Date:

If signed on a company's behalf by signing this you are also confirming you have authority to sign on that company's behalf

Landlord/Company Address: 3a King St, Delph,
Oldham, OL3 5DL

If signing on behalf of a company please confirm your position within the company:

Director

APPENDIX A

SCHEDULE 1 and 2 information

Information relating to distance, on and off-premises contracts

These terms only apply to consumers. If you are a business, these terms do not apply. The requirements of schedule 2, which are not applicable, have been removed.

(a) The levels of service available to the landlord can be found in Appendix C of this agreement.

(b) The trading name of the company is ~ Andrew Kelly Property Management

(c) The company can be contacted at:

Address: ~ 124 Yorkshire Street Rochdale OL16 1LA

Telephone number: ~ 01706 352266

Fax number: ~ 01706 630856

Email address: ~ lettings@andrew-kelly.co.uk

(d) and (e) We do not act on behalf of another trader

(f), (g), (h) and (j) See attached "Scale of Charges"

(l) The information on the right to cancel, and how to cancel, can be found in Appendix B of this agreement.