

Let Only Properties

So you have found a property you like, but it says it is a Let Only property?

This means your property is owned and managed by the landlord.

We have been instructed as the Letting Agent's to find the tenants (you) for the property, compile all of the documents (tenancy agreements, guarantor agreements), and take the deposit and the first instalment of rent (and transfer to the landlord), on behalf of the landlord. But your landlord is the manager of the property.

You will pay your second and third term rent directly to the landlord and will receive your deposit refund from the landlord at the end of the tenancy (subject to deductions, if applicable). Your landlord will be responsible for protecting your deposit within their chosen money protection scheme.

Any maintenance reporting or queries should be direct to your landlord. You should make these reports in writing (email) and kept for your personal records. Except in the case of an emergency, follow the procedures set out by the landlord.

All of the monthly inspections will be carried out by the landlord (or landlord's contractors) and the inventory will be provided by the landlord.

Keys will be collected via the landlord, as agreed between you, once all rent has been paid.

Remember: the tenancy agreement is between you (the tenants) and the landlord.