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SPARTAN PROPERTY

Estate Agents

TRANSFERRING MANAGEMENT TERMS AND CONDITIONS

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Spartan Property Estate Agents Ltd, Dobson House, Regent Farm Road, Gosforth, Newcastle Upon Tyne, NE3 3PF
Company Registration No. 13923165 | VAT Registration No. 403742130

PROPERTY ADDRESS: [[property_full_address]]

CLIENT DETAILS: [[owner_full_name]], [[owner_email]], [[owner_phone_number]]

AGREEMENT DATE: [[current_date]]

Active Tenancy

The property must have an active tenancy agreement in place at the time of transfer.

Compliance with Licensing Requirements

If the property is located within an area requiring a Selective Licence, the property must hold a valid Selective Licence.

Smoke Alarms and CO Detectors

The property must have tested and functioning smoke alarms installed on each floor, as per legal requirements. Carbon monoxide detectors must also be present and operational in any room with a fuel-burning appliance.

Tenancy Arrears and Legal Action

The tenancy must not have any outstanding rent arrears or be subject to pending legal action.

Proof of Ownership

The landlord must provide valid evidence of ownership of the property. Acceptable documents include a title deed or land registry document.

Identification

The landlord must provide a valid form of identification, such as a driving licence or passport.

Energy Performance Certificate (EPC)

The property must have a valid Energy Performance Certificate (EPC) meeting the minimum required standards.

Electrical Installation Condition Report (EICR)

The landlord must provide a valid Electrical Installation Condition Report (EICR) confirming that the property is safe for tenants.

Landlord Gas Safety Record (LGSR)

If the property has fuel-burning appliances, a valid Landlord Gas Safety Record (LGSR) must be provided.

Management Set of Keys

The landlord must provide a working management set of keys for the property, which includes keys for all locks, including any outbuildings and communal areas.

General Compliance

The landlord must ensure that the property complies with all other applicable laws and regulations relating to rental properties.

Right to Decline Management

Spartan Property Estate Agents Ltd reserves the right to decline the management of any property that fails to meet the above requirements or if the provided documentation is deemed insufficient.

By transferring the management of their property to Spartan Property Estate Agents Ltd, the landlord confirms their acceptance of these Terms and Conditions. Failure to comply with these requirements may result in the rejection of the management application.

[[owner_full_name]], [[owner_signature]], [[current_date]]

[[agent_full_name]], [[agent_signature]], [[current_date]]