

PREMIER KENT PROPERTIES LIMITED · TUNBRIDGE WELLS



# KINGS ESTATES

PROFESSIONALS IN PROPERTY

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RENTERS' RIGHTS ACT 2026

## *Landlord Terms of Business*

*A complete guide to our service, our fees and your protections —  
and the agreement on which we act for you.*

EFFECTIVE 1 MAY 2026

## *A considered partnership, built on transparency.*

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Letting a property well is a craft. It calls for diligence, judgement, and a deep understanding of an industry that has changed beyond recognition. The *Renters' Rights Act 2026*, in force since 1 May 2026, has redrawn the responsibilities of every landlord in England — from how tenancies are structured, to how rent is reviewed, to how compliance is recorded and proven.

This document is our response to that complexity. It sets out, in one place, the four service levels we offer, the fees that attach to each, and — crucially — who carries which compliance obligation under the new framework. We have written it to be readable rather than impenetrable, because the relationship between a landlord and their agent is too important for ambiguity.

You will find the most important commitments summarised on the following page. Behind them sits a complete contractual framework, a fee schedule that is *transparent and itemised* — every charge shown, nothing hidden — and a clear allocation of compliance responsibility under the Act. Should anything within these pages remain unclear, we would much rather you ask before signing than have surprises later.

Thank you for considering Kings Estates.



*With kind regards,*

MIKE HEATH

*Owner & Managing Director, Kings Estates*

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## SECTION I

# Key Terms at a Glance

## No 01 · OUR FEE

### *A two-part fee*

A fixed Setup Fee covers the one-off work of launching your tenancy; a clear monthly Management Commission covers everything ongoing. Separating them keeps both year one and lifetime value fair.

## No 02 · COMMITMENT

### *An initial 12 months*

Because we invest heavily upfront, we ask for an initial 12-month commitment. If you leave within that time we recover only our unrecovered costs — capped at one month's rent, and nothing at all if we haven't delivered.

## No 03 · CONTINUATION

### *Continuation, not renewal*

We never charge renewal fees. If you keep a tenant we found but move management elsewhere, a continuation fee applies for up to 12 months only — then it stops completely.

## No 04 · COMPLIANCE

### *Handled, on the right tier*

Gold and Platinum include full compliance handling under the Renters' Rights Act. Bronze and Silver can add it as an option for £480 a year.

## No 05 · FEES

### *Transparent & itemised*

Every fee is published — including the optional ones — inclusive of VAT. You always know what a service costs before you ask for it.

## No 06 · YOUR MONEY

### *Protected & insured*

Client money is held in a designated account and protected under the Propertymark CMP Scheme (No. C0003376). We are members of The Property Ombudsman and ARLA / NAEA Propertymark.

## SECTION II

## The four Service Levels.

### B R O N Z E

*Let Only*

We find and set up your tenant — valuation, marketing, viewings, referencing, Right to Rent, the tenancy agreement and move-in — then hand over to you at move-in. **Setup 120% of a month's rent (min £1,200).**

### S I L V E R

*Rent Collection*

Everything in Bronze, plus we collect and remit the rent, send statements and chase arrears throughout the tenancy. **Setup 60% of a month (min £720); commission 14.4% inc VAT.**

### G O L D

*Fully Managed —  
recommended*

Everything in Silver, plus full ongoing management: tenant liaison, repairs, an annual inspection, pet admin and full compliance handling under the Act. **Setup 60% (min £720); commission 16.8% inc VAT.**

### P L A T I N U M

*Premium Managed —  
flagship*

Everything in Gold, plus included Rent & Legal Protection, a dedicated account manager and priority service, a second annual inspection, and Section 13 / Section 8 notices included. **Setup 60% (min £720); commission 20.4% inc VAT.**

## AT A GLANCE

*Headline Service Fees.*

ITEM	BRONZE	SILVER	GOLD	PLATINUM
Setup fee (inc VAT)	120% of one month's rent (min £1,200)	60% of one month's rent (min £720)	60% of one month's rent (min £720)	60% of one month's rent (min £720)
Commission (inc VAT)	—	14.4%	16.8%	20.4%
Monthly minimum	—	£144	£144	£180
Rent & legal protection	—	optional	optional	included
Compliance handling	add-on £480/yr	add-on £480/yr	included	included

*All figures inclusive of VAT at 20% where applicable. Setup fees are a percentage of one month's rent, subject to the stated minimum (Let Only £1,200; managed £720). Full per-item charges are set out in the Fee Schedule.*

## SECTION III

## Feature comparison.

SERVICE	BRONZE <i>Let Only</i>	SILVER <i>Rent Collection</i>	GOLD <i>Fully Managed</i> ★ RECOMMENDED	PLATINUM <i>Premium Managed</i> FLAGSHIP
<b>A · FEE FRAME</b>				
Setup fee	120% of 1 month (min £1,200)	60% of 1 month (min £720)	60% of 1 month (min £720)	60% of 1 month (min £720)
Commission (inc VAT)	—	14.4%	16.8%	20.4%
Monthly minimum	—	£144	£144	£180
Rent & legal protection	—	○	○	✓
Early-termination fee	—	✓	✓	✓
Compliance handling	○ £480/yr	○ £480/yr	✓	✓
<b>B · MARKETING &amp; TENANT FIND</b>				
Valuation, photography, floorplan	✓	✓	✓	✓ enhanced
Advertising & board	✓	✓	✓	✓ featured
Viewings, referencing, Right to Rent	✓	✓	✓	✓
Guarantor referencing	£	£	£	✓
Negotiation & offer handling	✓	✓	✓	✓
<b>C · SETUP &amp; PRE-TENANCY COMPLIANCE</b>				
Tenancy agreement + RRA Info Sheet served	✓	✓	✓	✓
First rent collected & remitted	✓	✓	✓	✓
Deposit registration (initial)	✓	✓	✓	✓
Deposit custody during tenancy	— transfer to landlord	✓	✓	✓
Inventory / check-in	£ / £	£ / £	£ / £	£ / ✓
Statutory certs (GSR/EICR/EPC/alarms)	£	£	£ arrange	£ arrange
<b>D · MONEY &amp; REPORTING</b>				
Rent collection, statements, arrears chasing	—	✓	✓	✓ priority
Annual income & expenditure summary	—	£	✓	✓
NRL HMRC reporting	—	£	£	✓

✓ Included · ○ Optional add-on · £ Separately chargeable · — Not provided · † Conditional — when in force.

## SECTION III · CONTINUED

## Feature comparison.

SERVICE	BRONZE <i>Let Only</i>	SILVER <i>Rent Collection</i>	GOLD <i>Fully Managed</i> ★ RECOMMENDED	PLATINUM <i>Premium Managed</i> FLAGSHIP
<b>E · ONGOING MANAGEMENT</b>				
Tenant liaison, repairs coordination, contractors	—	—	✓	✓
Routine inspections (included)	—	—	✓ 1/yr	✓ 2/yr
Key holding	—	○	✓	✓
Tenant 24-hour emergency line	—	—	✓	✓
24/7 online support / portal	—	—	✓	✓
Dedicated account manager / priority / OOH	—	—	—	✓
Additional visits beyond inclusion	£	£	£	£
Refurb / works handling	—	—	12%	12%
Waiting / shopping / sourcing	£	£	£	£
Non-routine (fire/flood/incident)	—	—	£/hr	£/hr
<b>F · RENTERS' RIGHTS ACT, LEGAL &amp; POSSESSION</b>				
Section 13 rent review (per review, when requested)	£432	£210	£180	✓ included
Possession / Section 8 notice service	£384	£384	£384	✓ first incl.
Tribunal rent-challenge support	£	£	£	○ priority £
Penalty-appeal / RRO support	£	£	£	£
Pet-request administration	£	£	✓	✓
Compliance monitoring & updates	○	○	✓	✓
PRS Database upkeep †	○	○	✓ when in force	✓ when in force
Decent Homes / Awaab's Law †	£	£	✓ when in force	✓ when in force
<b>G · END OF TENANCY &amp; CONTINUATION</b>				
Check-out report	£	£	£	£
Deposit-return handling	—	✓	✓	✓
Deposit dispute submission	—	£	£	✓
Re-let fee (new tenancy)	full setup	reduced	reduced	reduced
Continuation commission (12-mo tail)	✓	✓	✓	✓
Upgrade credit (→ managed, within window)	✓	—	—	—

✓ Included · ○ Optional add-on · £ Separately chargeable · — Not provided · † Conditional — when in force.

## SECTION IV

*The Fee Schedule.*

All fees are inclusive of VAT at 20% where applicable. Every charge — including the optional ones — is shown here.

## TENANCY SETUP &amp; RE-LET

ITEM	MECHANISM
Re-let fee (new tenancy, same appointment)	50% of one month's rent (inc VAT)
Guarantor referencing	£120 per guarantor
Right-to-Rent initial check	included in Setup
Land Registry office copies (title check)	£12
Replacement tenancy agreement	£90

## COMPLIANCE &amp; CERTIFICATES (THIRD-PARTY COST + ARRANGEMENT FEE)

ITEM	MECHANISM
Arrangement fee per certificate (GSR/EICR/EPC/alarms/PAT/Legionella)	£48 each + third-party cost
Compliance renewal chasing & rebooking	£48 per cycle (Bronze/Silver)
Remedial works arrangement (from EICR etc.)	£48 + cost
Licensing application (statutory / selective / HMO)	£600 per application

## MONEY &amp; REPORTING

ITEM	MECHANISM
NRL HMRC submission	£300 quarterly / £150 annual
Annual income & expenditure schedule	£60
Same-day / non-standard / foreign-currency payment	£30 same-day / £60 foreign currency
Late payment interest	4% above BoE base rate

## DEPOSIT

ITEM	MECHANISM
Deposit registration (one-off, Let Only on instruction)	£84
Deposit transfer / mid-tenancy change	£54
Deposit dispute submission (where we protected it)	£300
ZDG / no-deposit processing (where used)	£120

## MANAGEMENT &amp; VISITS

ITEM	MECHANISM
Additional property visit (beyond inclusion)	£120
Waiting / attending property (deliveries, access)	£90 per hour
Refurbishment / works arrangement (over £750 net)	12% of net cost
Contractor commission (panel)	up to 12% of works value (disclosed)
Additional contractor quotes (beyond 3)	£30 per quote
Shopping / sourcing items	£90 per hour plus the cost of items
Non-routine management (fire/flood/incident)	£90 per hour
Change of sharer / replacement tenant	50% of one month's rent (inc VAT)
Adding permitted occupier / guarantor mid-tenancy	£90
Key cutting / additional sets	cost + £24 (Bronze/Silver)
Vacant property management	£120 per visit
Insurance claim handling	£90 per hour, or 10% of the claim value if agreed in advance

## RRA, LEGAL &amp; POSSESSION

ITEM	MECHANISM
Section 13 rent review — per review, when you request one	Bronze £432 · Silver £210 · Gold £180 · Platinum included (statutory limits apply). Covers comparables, advice and serving the Section 13 (Form 4A) notice. Charged per review when requested or a rent increase is actioned — not in advance.
Possession / Section 8 notice service	£384 per notice (Platinum: first per tenancy included)
Tribunal / court preparation	£300
Tribunal / court attendance	£200 per hour + expenses
Penalty-appeal / RRO support	£90 per hour
Pet-request administration	£72
Right-to-Rent follow-up check	£48 per check

## LIFECYCLE

ITEM	MECHANISM
Inventory	from £132 (third-party cost; see sized table)
Check-in	from £144 (see sized table; included on Platinum)
Check-out	from £132 (third-party cost; see sized table)
Sale to an Introduced Tenant / Person	1.2% of the agreed sale price (during the term and for 18 months after termination)
Management takeover (mid-tenancy)	£180
Withdrawal before move-in (tiered to the stage reached)	Before marketing £150 · once marketed £450 · once a Tenant is agreed (not yet moved in) £900 — each a genuine pre-estimate of our reasonable costs at that stage, or higher actual cost if greater
Early termination within Initial Period	per Section 4 (lower of unrecovered cost / 1 month)
Continuation commission	per Section 5 (12-month tail)
Sanctions check	£24
Professional hourly rate (catch-all, non-routine)	£90 per hour

## INVENTORY, CHECK-IN / CHECK-OUT &amp; EICR — BY PROPERTY SIZE

SIZE	CHECK-IN (UNFURN)	CHECK-IN (FURN)	CHECK-OUT (UNFURN)	CHECK-OUT (FURN)	EICR
Studio	£144	£168	£132	£156	£240
1 bed	£168	£192	£144	£156	£240
2 bed	£192	£216	£168	£180	£264
3 bed	£228	£252	£192	£204	£264
4 bed	£252	£276	£216	£228	£264
5+ bed	£300	£324	£240	£252	£312

Third-party inventory, check-in / check-out and EICR costs by property size (inc VAT). A £48 arrangement fee applies as our coordination charge on top of these third-party costs.

# The Renters' Rights Act 2026.

The relevant provisions came into force on 1 May 2026. Here is what changed, and who handles it.

## Nº 01 · TENANCY STRUCTURE

### *Periodic tenancies are the model*

Tenancies are now assured periodic tenancies. Fixed terms and minimum terms are not permitted; neither we nor you may purport to grant one. A tenant may end the tenancy on the prescribed notice (currently two months).

## Nº 02 · POSSESSION

### *Section 21 is abolished*

“No-fault” Section 21 notices are gone. Possession is available only on a ground under Schedule 2 to the Housing Act 1988 (as amended), using the prescribed Section 8 procedure.

## Nº 03 · RENT REVIEWS

### *Once per 12 months, by Section 13*

Rent may be increased only once in any 12-month period, by at least the prescribed notice, using the statutory Section 13 procedure and prescribed form (currently Form 4A). The tenant may challenge at the First-tier Tribunal.

## Nº 04 · PETS

### *A right to request*

Tenants have a statutory right to request to keep a pet, which may not be unreasonably refused. We do not require pet insurance or charge for pet-damage cover.

## NOT YET IN FORCE — HANDLED WHEN IT IS

The PRS Database, the landlord redress scheme, and the extension of the Decent Homes Standard and “Awaab’s Law” to the private rented sector are not yet in force. On Gold and Platinum we handle each once it is live; you remain legally responsible as landlord. Non-compliance can attract tiered civil penalties.

## IN SUMMARY

## How compliance is handled at each tier.

## BRONZE · LET ONLY

*Yours to hold*

After move-in, compliance is your responsibility. We can serve certificates and notices on a pay-as-you-go basis, or add the Compliance Add-On for £480 a year.

## SILVER · RENT COLLECTION

*Yours, with help*

We handle the money; compliance remains yours unless you add the £480/year Compliance Add-On. RRA notices and certificates are chargeable per the Fee Schedule.

## GOLD · FULLY MANAGED

*Handled for you*

Full compliance handling is included: monitoring, certificate arranging, pet admin, and the Renters' Rights Act items as they come into force.

## PLATINUM · PREMIUM

*Handled, with priority*

Everything in Gold, plus included Section 13 rent reviews and Section 8 possession notices, priority tribunal support and a second annual inspection.

PART TWO

# *The Full Legal Terms.*

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*The complete agreement on which Premier Kent Properties Limited (trading as Kings Estates) acts for you. Capitalised terms are defined in Section 1.*

## PARTIES &amp; INTERPRETATION

## Who these Terms are between

These Terms of Business (“these **Terms**”) govern the relationship between **Premier Kent Properties Limited** (trading as **Kings Estates**) and the Landlord in connection with the letting and/or management of the Property.

“**We**”, “**us**” and “**our**” mean Premier Kent Properties Limited (trading as Kings Estates), registered in England, Company No. 05700307, VAT registered. “**You**” and “**your**” mean the Landlord named in the Confirmation of Instruction. “**The Property**” means the property identified in the Confirmation of Instruction.

These Terms apply together with the Confirmation of Instruction, the Service Matrix, the Fee Schedule (Schedule 1) and our Privacy Notice, each of which forms part of this agreement.

### 01 Definitions

In these Terms, the following defined terms have the meanings given. Other capitalised terms are defined where they first appear.

*“Introduced Tenant”*

means a person to whom we actively introduced the Property during our marketing and with whom we had material dealings (such as arranging a viewing, processing an application, or referencing) which led, directly or indirectly, to the grant of a Tenancy. It does not include a person who merely made a general enquiry.

*“Associated Person”*

means, in relation to the Landlord, the Landlord’s spouse or civil partner, or a company or other entity which the Landlord controls.

*“Initial Period”*

means the period of 12 months beginning on the date the Tenancy commences. The Initial Period is a commercial commitment between you and Kings Estates only. It does not create a fixed-term tenancy, a minimum tenancy term, or any restriction on the Tenant’s statutory right to end the Tenancy.

*“Tenancy commences”*

means the date on which the Tenant becomes entitled to occupy the Property.

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## 02 Appointment & Service Levels

- 2.1 You appoint us to provide lettings and/or management services at the service level set out in the Confirmation of Instruction: Let Only (Bronze), Rent Collection (Silver), Fully Managed (Gold), or Premium Managed (Platinum). The services included, excluded, optional and separately chargeable at each level are set out in the Service Matrix and Fee Schedule, which form part of this agreement.
- 2.2 You appoint us as your sole agent for the letting of the Property for the duration of our appointment, meaning our fees are payable if a Tenancy is granted to a Tenant we introduced (see Section 6), whether or not another agent is also instructed.
- 2.3 **(Let Only — scope ends at move-in.)** Where you instruct us on a Let Only basis, our services conclude once the Tenancy has commenced and the Tenant has moved in. We are not thereafter responsible for managing the Property, collecting rent, holding the deposit, monitoring or maintaining compliance, serving notices, or any other ongoing matter. Any service you ask us to provide after move-in will be provided only by separate instruction and is chargeable at the rates in the Fee Schedule (including the Arrangement Fee and applicable hourly rates).
- 2.4 **(Rent Collection — scope.)** Where you instruct us on a Rent Collection basis, our ongoing services are limited to collecting and remitting rent, providing statements, and chasing arrears. We are not responsible for managing the Property or its compliance, and any such work is chargeable as set out in the Fee Schedule.
- 2.5 We may, but are not obliged to, provide a service outside your selected level. Where we do, it is chargeable per the Fee Schedule and does not vary your service level unless agreed in writing.
- 2.6 **(Joint landlords.)** Where two or more persons are named as the Landlord, your obligations under this agreement are joint and several: we may enforce them against all or any of you; any notice we give to, or receive from, any one of you is treated as given to, or by, all of you; and we may act on the instructions of any one of you unless you have told us in writing that we must obtain the agreement of all of you. How rent we pay you is divided between you is a matter for you.

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## 03 Setup Fee

- 3.1 The Setup Fee is payable in consideration of the work we undertake in sourcing a Tenant and establishing the Tenancy, including marketing, accompanied viewings, referencing, Right to Rent checks, negotiation, preparation and execution of the tenancy agreement, service of prescribed information, and move-in administration.
- 3.2 The Setup Fee is set out in Schedule 1 and is calculated as a percentage of the first full month's rent for the Tenancy: 120% of one month's rent (subject to a minimum of £1,200) on a Let Only (Bronze) instruction, and 60% of one month's rent (subject to a minimum of £720) on a Managed instruction (Silver, Gold or Platinum). All figures are inclusive of VAT.
- 3.3 The Setup Fee is earned in full and becomes payable on the date the Tenancy commences. It is not refundable and is not dependent on the duration of the Tenancy. For the avoidance of doubt, it remains payable in full if the Tenancy ends, for any reason, after it has commenced.
- 3.4 Where you instruct us on a Managed Service, the Setup Fee may be charged at a reduced managed rate because we expect to recover part of the cost of sourcing the Tenant, establishing the Tenancy and launching the management through ongoing Management Commission. The reduced managed Setup Fee does not mean that the tenant-find work has a lower value than a Let Only instruction; it is a commercial pricing structure offered on the basis that we will continue to manage the Tenancy during the Initial Period.
- 3.5 If the Tenant ends the Tenancy early by exercising a statutory right to give notice, the Setup Fee (including any reduced managed Setup Fee) remains payable in full and is not refundable, because the tenant-find and setup work has been completed. No Early Termination Fee is charged to you solely because the Tenant lawfully ends the Tenancy.
- 3.6 If, during the Initial Period, you cancel, move to a lower service level, transfer the Property or Tenancy to another agent, self-manage, or otherwise remove us from the management while a Tenant we introduced remains in occupation, the Early Termination / Minimum-Earnings Fee (Section 4) and/or Continuation Commission (Section 5) may apply, so that we recover the unrecovered tenant-find, setup and management value that was priced on the basis of an ongoing managed instruction.
- 3.7 A further Setup Fee (or Re-Let Fee, as stated in the Fee Schedule) is payable each time we source a new Tenant for the Property, whether during or after this appointment.

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## 04 *Early Termination / Minimum-Earnings Fee*

- 4.1 This clause applies only where, within the Initial Period, you terminate this agreement, move to a lower service level, transfer the Property or Tenancy to another agent, self-manage, or otherwise remove us from the management while a Tenant we introduced remains in occupation. It does not apply where the Tenancy ends as a result of the Tenant exercising a statutory right to end the Tenancy.
- 4.2 We incur the substantial majority of our costs at the outset of a Tenancy and recover them through Management Commission over time. Early termination or downgrade within the Initial Period leaves those costs unrecovered. The Early Termination Fee is a genuine pre-estimate of that loss, intended to recover our reasonable unrecovered costs and not to penalise you.
- 4.3 The Early Termination / Minimum-Earnings Fee is calculated by reference to our reasonable unrecovered costs, including the difference between the Let Only Tenant-Find / Setup Fee that would have been payable for the same Tenancy and the reduced managed Setup Fee already paid, together with any reasonable unrecovered management onboarding costs — subject always to a cap of the lower of that amount and one month's rent (inclusive of VAT). This fee is intended to recover our reasonable unrecovered costs and is not a penalty.
- 4.4 No Early Termination Fee is payable where you terminate because we are in material breach of this agreement, or have failed to carry out our services with reasonable care and skill, and we have not remedied that failure within a reasonable period after written notice.
- 4.5 After the Initial Period, you may terminate this agreement on three months' written notice without any Early Termination Fee, subject only to Continuation Commission under Section 5.

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## 05 *Continuation Commission*

- 5.1 Where the Tenancy continues (including as a periodic tenancy) with an Introduced Tenant in occupation, and you end our management, self-manage, transfer to another agent, or otherwise remove us while that Tenant remains, Continuation Commission at the rate in the Fee Schedule remains payable, subject to clause 5.2. This is not a renewal fee: it is payable because you continue to benefit from an Introduced Tenant sourced by Kings Estates after removing us from the management of the Tenancy.
- 5.2 Continuation Commission ceases on the earlier of: (a) the date the Introduced Tenant ceases to occupy the Property; and (b) the expiry of 12 months from the date our appointment ends.
- 5.3 We do not charge a separate renewal fee. Where the Tenancy continues as a periodic tenancy, no renewal document is required and none will be charged. Rent increases are dealt with under the Rent Review / Section 13 provisions.

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## 06 *Introducer / Anti-circumvention*

- 6.1 If, within 12 months of our introducing a prospective Tenant to the Property, you or an Associated Person grant a tenancy of the Property to, or permit occupation by, that Introduced Tenant — whether directly or through another agent — our Setup Fee and Management Commission (or Continuation Commission) apply as if we had arranged that Tenancy.
- 6.2 This clause protects us against loss of fees properly due for work we have carried out. It does not prevent you from instructing another agent or managing the Property yourself; it applies only to a Tenant we actually introduced.
- 6.3 **(Sale to an Introduced Tenant.)** If, during our appointment or within 18 months after it ends, you or an Associated Person sell the Property to an Introduced Tenant (or to an Associated Person of an Introduced Tenant), a sale commission of 1.2% (inclusive of VAT) of the agreed sale price is payable to us on completion.

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## 07 *Anti-stacking*

- 7.1 We will not charge more than once for the same work. Where more than one fee could apply to the same event (for example the Setup Fee, Re-Let Fee, Early Termination Fee and Continuation Commission), we will charge only the fee or combination that does not result in our recovering more than once, and we will tell you which applies.

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## 08 *Landlord Obligations, Warranties & Consents*

- 8.1 You confirm that you are the sole owner of the Property (or are otherwise lawfully entitled to let it) and that there is no legal impediment to letting it.
- 8.2 You will, before the Tenancy commences and throughout it, comply with all legal obligations applicable to letting the Property that are in force from time to time, including (without limitation) repairing obligations, gas and electrical safety, energy performance, smoke and carbon-monoxide alarm requirements, and fire-safety obligations.
- 8.3 You acknowledge that further standards — including the Decent Homes Standard and “Awaab’s Law” requirements — are expected to be extended to the private rented sector. You agree to comply with each such standard if and when, and to the extent that, it comes into force and applies to the Property. We do not warrant the current applicability or timing of any such standard.
- 8.4 You will obtain, before the Tenancy commences, all necessary consents to let the Property, including from any mortgage lender, freeholder or superior landlord, insurer, and (if leasehold) the managing agent. You will provide copies on request.
- 8.5 You will give us accurate and complete information, and tell us promptly of anything affecting the letting or management of the Property. You will provide your National Insurance number and/or Unique Taxpayer Reference, and — if you are or become a Non-Resident Landlord — your NRL approval number or evidence of your application, before rent is remitted.
- 8.6 You authorise us to act on your behalf within your selected service level, to instruct contractors and third parties as needed, and to deduct our fees and approved costs from rent collected. You will indemnify us against liabilities reasonably incurred in carrying out your instructions, except to the extent caused by our breach or negligence.
- 8.7 You remain responsible for your own tax affairs, including income tax on rent. We are not your tax adviser.
- 8.8 **(Recording devices.)** If the Property has, or you install, CCTV, a video doorbell or any other audio-visual recording device that captures any part the Tenant occupies, shares or approaches, you are the data controller for it. You must operate it lawfully (including under UK GDPR), tell the Tenant it is there, and not use it to monitor the Tenant. Any device capturing the interior of the let space must be removed or disabled before the Tenancy commences unless the Tenant has agreed in writing. We are not responsible for your recording devices.

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## 09 Compliance & the Renters' Rights Act 2026

- 9.1 This agreement operates under the Renters' Rights Act 2026 ("the Act"), the relevant provisions of which came into force on 1 May 2026. References to specific requirements are to the law as in force from time to time.
- 9.2 **(In force now.)** You acknowledge the following, which apply to assured periodic tenancies from 1 May 2026:
- (a) tenancies are periodic; fixed terms and minimum tenancy terms are not permitted, and neither we nor you may purport to grant a fixed term;
  - (b) Section 21 "no-fault" notices have been abolished; possession may be sought only on a ground under Schedule 2 to the Housing Act 1988 (as amended), using the prescribed Section 8 procedure;
  - (c) rent may be increased only once in any 12-month period, by at least the prescribed notice (currently two months), using the statutory Section 13 procedure and prescribed form (currently Form 4A); contractual rent-review clauses no longer apply; a tenant may challenge a proposed increase at the First-tier Tribunal;
  - (d) a tenant may end the tenancy by giving the prescribed notice (currently two months);
  - (e) a tenant has a right to request to keep a pet, which you may not unreasonably refuse. We will not require the Tenant to take out pet insurance or to reimburse the cost of such insurance, and no such requirement will be made a condition of consent;
  - (f) a prospective or current Tenant may not be discriminated against because they receive benefits or because they have children; we will market, reference and select tenants on that basis; and
  - (g) we will not require, and you may not require, more rent in advance than the Act permits (broadly, no more than one month's rent) as a condition of granting the Tenancy.
- 9.3 **(Information Sheet / written statement.)** Where required by the Act, we will (on Managed instructions) serve the prescribed Government Information Sheet and any required written statement of terms on the Tenant within the statutory timescales. On Let Only and Rent Collection instructions this is your responsibility unless separately instructed and charged.
- 9.4 **(Not yet in force — conditional services.)** Certain provisions of the Act are not yet in force, including the PRS Database, the landlord redress scheme, and the extension of the Decent Homes Standard and "Awaab's Law" to the private rented sector. Where we have agreed to handle these for you (see the Service Matrix), our obligation arises only once the relevant provision is in force and operative, and we will charge for that work as set out in the Fee Schedule. We make no representation as to when any such provision will commence.
- 9.5 **(Penalties.)** Non-compliance with the Act may expose you to civil penalties. These are tiered: lower-level or first breaches may attract penalties up to a lower statutory maximum, and serious or repeated breaches substantially higher penalties. We will use reasonable care and skill in assisting your compliance on Managed instructions, but you remain legally responsible as landlord and we do not guarantee any outcome.
- 9.6 Our compliance assistance does not constitute legal advice. Where a matter requires legal advice or representation (including possession proceedings or tribunal hearings), we will refer you to, or work alongside, a suitably qualified professional, and such work is separately chargeable.
- 9.7 **(Existing tenancies — transition.)** Where the Property is already let when the relevant provisions of the Act come into force, the Act converts the existing tenancy (including any fixed-term tenancy, and any tenancy with no written terms) to the new periodic regime on the statutory transition date. On Managed instructions, and where you instruct us, we will help you transition the tenancy — including serving any written statement of terms the Act requires — and that work is chargeable per the Fee Schedule. You remain responsible as Landlord for the tenancy before, during and after transition.

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## 10 Money & Client Account

- 10.1 Client money is held in a designated client account, separate from our own funds, and is protected under the Propertymark Client Money Protection (CMP) Scheme, Member No. C0003376. Our CMP certificate and redress scheme membership (The Property Ombudsman) details are available on request.
- 10.2 On Rent Collection and Managed instructions, we collect rent, deduct our fees, approved costs and any sums you owe us, and remit the balance to you with a statement, normally within five working days of cleared receipt.
- 10.3 Our Management Commission is charged on rent collected. Where rent is not received, we will take the follow-up steps appropriate to your service level and liaise with you on options; we do not charge Commission on rent we have not collected (unless a Rent & Legal Protection policy is in place, which is governed by its own terms).
- 10.4 Rent is in arrears if not received in cleared funds by the third working day after its due date. We will then begin the arrears process for your service level. Sustained arrears work beyond the standard process (payment plans, repeated escalation) is chargeable per the Fee Schedule.
- 10.5 We may retain interest earned on money held in our client account. This helps meet the cost of operating the account and is not deducted from sums due to you.
- 10.6 You authorise us to deduct from rent or other money we hold any fees, approved costs, and other sums properly due to us under this agreement. If money we hold is insufficient, you will pay the balance within 14 days of our invoice. We may charge interest on late payment at 4% above the Bank of England base rate.
- 10.7 Where you are a Non-Resident Landlord, we will operate the Non-Resident Landlord Scheme and account for tax to HMRC as required, unless you hold HMRC approval to receive rent gross.
- 10.8 Same-day, non-standard or foreign-currency payments are chargeable per the Fee Schedule.

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## 11 *Deposit Handling*

- 11.1 Every deposit must, by law, be protected in a Government-authorised scheme and the prescribed information served on the Tenant within the statutory period (currently 30 days of receipt).
- 11.2 **(Managed / Rent Collection.)** We will protect the deposit in our chosen scheme, serve the prescribed information, hold the deposit during the Tenancy, and at the end deal with any agreed deductions and the return of the balance.
- 11.3 **(Let Only — Bronze.)** We will collect the deposit and transfer it to you at or shortly after move-in. You must then protect it in a Government-authorised scheme and serve the prescribed information within the statutory period, and you are solely responsible for its custody, any deductions, and its return. We are not responsible for the deposit after transfer. If you instruct us to protect it on your behalf as a one-off, that is chargeable per the Fee Schedule.
- 11.4 At the end of a Tenancy we hold the deposit for, we will seek to agree deductions between you and the Tenant. Where deductions are disputed and we protected the deposit, our preparation and submission of the case to the scheme is chargeable per the Fee Schedule (Deposit Dispute fee). We do not guarantee the outcome of any dispute.
- 11.5 Where you and the Tenant agree to use a Zero Deposit / no-deposit product instead of a cash deposit, that product is governed by its own terms; a deposit processing fee applies per the Fee Schedule.

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## 12 *Repairs, Maintenance & Contractor Commission*

- 12.1 **(Managed only.)** You authorise us to arrange routine repairs and maintenance, and to instruct contractors, up to a value of £250 per item without prior reference to you. Above that value we will seek your approval first, except in an emergency or to meet a legal or safety obligation, where we may act to protect the Property, the occupants or your legal position and inform you as soon as practicable.
- 12.2 We may hold a maintenance float of £250 from rent, to be replenished, for minor works and recurring costs.
- 12.3 **(Works arrangement fee.)** For works, refurbishment or projects over £750 net, we charge an arrangement fee of 12% of the net cost for sourcing contractors, arranging access, overseeing the work against specification, processing payment and retaining any warranty.
- 12.4 **(Contractor commission — disclosure.)** Some contractors and suppliers on our panel pay us a commission or administration fee, currently up to 12% of the value of the work, in return for the introduction and our administration. You consent to our receiving and retaining this. It does not increase the price you pay compared with instructing the contractor directly, and we will tell you the amount on request for any specific job.
- 12.5 Contractors are independent third parties. We will select them with reasonable care, but we are not liable for the quality of their work or for loss they cause, except to the extent caused by our own failure to use reasonable care in selecting or instructing them.
- 12.6 You may ask us to use your own preferred contractor; if you do, our arrangement and commission provisions may not apply, and we accept no responsibility for that contractor.

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## 13 Liability & Indemnity

- 13.1 We will provide our services with reasonable care and skill.
- 13.2 Nothing in this agreement limits or excludes our liability for death or personal injury caused by our negligence, for fraud or fraudulent misrepresentation, or for any liability that cannot lawfully be limited or excluded.
- 13.3 Subject to clause 13.2, our total liability to you for any one claim or series of connected claims arising from this agreement is limited to £1,000,000, and we maintain professional indemnity insurance of not less than that amount.
- 13.4 Subject to clause 13.2, we are not liable for: (a) the acts, defaults or solvency of any Tenant, including rent arrears, damage beyond the deposit, or breach of the tenancy (unless a Rent & Legal Protection policy responds); (b) the acts or defaults of independent contractors, save as in clause 12.5; (c) latent or pre-existing defects in the Property not reasonably apparent on inspection; (d) loss arising from information you gave us that was inaccurate or incomplete; (e) matters outside your selected service level; or (f) events beyond our reasonable control.
- 13.5 Subject to clause 13.2, we are not liable for any indirect or consequential loss, or for loss of profit, rent or opportunity, except to the extent directly caused by our breach.
- 13.6 You will indemnify us against claims, liabilities and reasonable costs arising from the letting or management of the Property or from your breach of this agreement or of your legal obligations, except to the extent caused by our own breach or negligence.
- 13.7 Any claim under this agreement must be notified to us in writing within 12 months of the date you became, or ought reasonably to have become, aware of the circumstances giving rise to it.

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## 14 Data Protection & Marketing

- 14.1 Premier Kent Properties Limited (trading as Kings Estates) is registered with the Information Commissioner's Office (Registration No. Z2120558) and processes personal data as a data controller in accordance with UK GDPR and the Data Protection Act 2018. Our Privacy Notice explains what we collect, why, and your rights, and forms part of this agreement.
- 14.2 You authorise us to share your and the Tenant's information with parties necessary to deliver our services, including referencing providers, deposit schemes, contractors, utility companies, local authorities, HMRC, and our CMP and redress schemes.
- 14.3 You confirm that, where you provide us with personal data about any third party, you are entitled to do so.
- 14.4 **(Marketing materials.)** Photographs, floorplans and particulars we produce for the Property remain our property. We may use them to market the Property during our appointment and for our own portfolio and marketing for up to 12 months after it ends. We will not use them in a way that identifies you personally without your consent.
- 14.5 We retain records for as long as necessary for legal, regulatory and legitimate business purposes.

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## 15 Termination & Handover

- 15.1 Either party may end this agreement on three months' written notice, subject to the Initial Period and Early Termination Fee (Section 4) and to Continuation Commission (Section 5).
- 15.2 We may end this agreement immediately on written notice if you are in material breach and have not remedied it within a reasonable period of our request, if required by law or our regulatory obligations, or if continuing would expose us or others to legal or safety risk.
- 15.3 Termination does not affect fees, commission or costs already accrued or payable, including the Setup Fee (earned on commencement), the Early Termination Fee, and Continuation Commission.
- 15.4 **(Handover.)** On termination we will, within a reasonable period and once all sums due to us are settled: account to you for money we hold; where we hold the deposit, transfer it to you or your new agent and provide the information needed for it to remain protected (your or your new agent's responsibility thereafter); return your documents and keys; and provide reasonable information to enable an orderly handover.
- 15.5 Where statutory notices (such as Section 13 or Section 8) have been served before termination, you are responsible for any follow-on steps after termination unless separately instructed.
- 15.6 **(Existing arrangements.)** Where you and we have an arrangement in place before the date of these terms, that arrangement continues on its existing commercial terms unless we agree in writing to vary it, and nothing in these terms reduces fees or rights already accrued.

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## 16 Confidentiality & General

- 16.1 **(Confidentiality.)** Each party will keep the other's confidential information confidential and use it only to perform this agreement, except where disclosure is required by law, regulation, or our schemes, or to deliver our services.
- 16.2 **(Entire agreement.)** This agreement, with the Confirmation of Instruction, Service Matrix, Fee Schedule and Privacy Notice, is the entire agreement between us and replaces any previous understanding, save as preserved by clause 15.6.
- 16.3 **(Variation.)** Any variation must be in writing. We may update these terms to reflect changes in law or regulation on reasonable written notice.
- 16.4 **(Assignment.)** You may not assign this agreement without our consent. If you sell the Property, you will tell us, and you remain liable for sums due up to the date our appointment ends.
- 16.5 **(Third parties.)** No one other than you and us has rights under this agreement.
- 16.6 **(Severance.)** If any provision is found unenforceable, the rest continues in force, and the provision will be read down to the extent needed to make it enforceable.
- 16.7 **(Notices.)** Notices must be in writing and sent to the contact details in the Confirmation of Instruction (email accepted).
- 16.8 **(Complaints & redress.)** We operate a complaints procedure (available on request). If a complaint is not resolved, you may refer it to our redress scheme, The Property Ombudsman (TPO).
- 16.9 **(Force majeure.)** Neither party is liable for failure caused by events beyond its reasonable control.
- 16.10 **(Governing law.)** This agreement is governed by the law of England and Wales, and the courts of England and Wales have exclusive jurisdiction.

## SCHEDULE ONE

*Master Fee Schedule.*

All fees are inclusive of VAT at 20% where applicable. This schedule forms part of these Terms of Business.

## LEVELS OF SERVICE

ITEM	BRONZE (LET ONLY)	SILVER (RENT COLL.)	GOLD (FULLY MANAGED)	PLATINUM (PREMIUM)
Setup fee (inc VAT)	120% of one month's rent (min £1,200)	60% of one month's rent (min £720)	60% of one month's rent (min £720)	60% of one month's rent (min £720)
Commission (inc VAT)	—	14.4%	16.8%	20.4%
Monthly minimum	—	£144	£144	£180
Rent & legal protection	—	optional	optional	included
Compliance handling	add-on £480/yr	add-on £480/yr	included	included

**How the Setup Fee works.** Choosing a managed service (Silver, Gold or Platinum) lowers your upfront cost: you pay a reduced Setup Fee of 60% of one month's rent (minimum £720) instead of the full Tenant-Find Fee, because we also earn ongoing Management Commission. The tenant-find work is the same value either way. The Setup Fee is earned once the Tenancy begins and is not refunded if the Tenant later gives lawful notice. If, within the first 12 months (the Initial Period), you cancel, downgrade, self-manage or move to another agent while keeping a Tenant we introduced, an Early Termination Fee and/or Continuation Commission may apply (see Sections 4 and 5) — and we will always tell you the amount before you decide.

## TENANCY SETUP &amp; RE-LET

ITEM	MECHANISM
Re-let fee (new tenancy, same appointment)	50% of one month's rent (inc VAT)
Guarantor referencing	£120 per guarantor
Right-to-Rent initial check	included in Setup
Land Registry office copies (title check)	£12
Replacement tenancy agreement	£90

## COMPLIANCE &amp; CERTIFICATES (THIRD-PARTY COST + ARRANGEMENT FEE)

ITEM	MECHANISM
Arrangement fee per certificate (GSR/EICR/EPC/alarms/PAT/Legionella)	£48 each + third-party cost
Compliance renewal chasing & rebooking	£48 per cycle (Bronze/Silver)
Remedial works arrangement (from EICR etc.)	£48 + cost
Licensing application (statutory / selective / HMO)	£600 per application

## MONEY &amp; REPORTING

ITEM	MECHANISM
NRL HMRC submission	£300 quarterly / £150 annual
Annual income & expenditure schedule	£60
Same-day / non-standard / foreign-currency payment	£30 same-day / £60 foreign currency
Late payment interest	4% above BoE base rate

## DEPOSIT

ITEM	MECHANISM
Deposit registration (one-off, Let Only on instruction)	£84
Deposit transfer / mid-tenancy change	£54
Deposit dispute submission (where we protected it)	£300
ZDG / no-deposit processing (where used)	£120

## MANAGEMENT &amp; VISITS

ITEM	MECHANISM
Additional property visit (beyond inclusion)	£120
Waiting / attending property (deliveries, access)	£90 per hour
Refurbishment / works arrangement (over £750 net)	12% of net cost
Contractor commission (panel)	up to 12% of works value (disclosed)
Additional contractor quotes (beyond 3)	£30 per quote
Shopping / sourcing items	£90 per hour plus the cost of items
Non-routine management (fire/flood/incident)	£90 per hour
Change of sharer / replacement tenant	50% of one month's rent (inc VAT)
Adding permitted occupier / guarantor mid-tenancy	£90
Key cutting / additional sets	cost + £24 (Bronze/Silver)
Vacant property management	£120 per visit
Insurance claim handling	£90 per hour, or 10% of the claim value if agreed in advance

## RRA, LEGAL &amp; POSSESSION

ITEM	MECHANISM
Section 13 rent review — per review, when you request one	Bronze £432 · Silver £210 · Gold £180 · Platinum included (statutory limits apply). Covers comparables, advice and serving the Section 13 (Form 4A) notice. Charged per review when requested or a rent increase is actioned — not in advance.
Possession / Section 8 notice service	£384 per notice (Platinum: first per tenancy included)
Tribunal / court preparation	£300
Tribunal / court attendance	£200 per hour + expenses
Penalty-appeal / RRO support	£90 per hour
Pet-request administration	£72
Right-to-Rent follow-up check	£48 per check

## LIFECYCLE

ITEM	MECHANISM
Inventory	from £132 (third-party cost; see sized table)
Check-in	from £144 (see sized table; included on Platinum)
Check-out	from £132 (third-party cost; see sized table)
Sale to an Introduced Tenant / Person	1.2% of the agreed sale price (during the term and for 18 months after termination)
Management takeover (mid-tenancy)	£180
Withdrawal before move-in (tiered to the stage reached)	Before marketing £150 · once marketed £450 · once a Tenant is agreed (not yet moved in) £900 — each a genuine pre-estimate of our reasonable costs at that stage, or higher actual cost if greater
Early termination within Initial Period	per Section 4 (lower of unrecovered cost / 1 month)
Continuation commission	per Section 5 (12-month tail)
Sanctions check	£24
Professional hourly rate (catch-all, non-routine)	£90 per hour

## INVENTORY, CHECK-IN / CHECK-OUT &amp; EICR — BY PROPERTY SIZE

SIZE	CHECK-IN (UNFURN)	CHECK-IN (FURN)	CHECK-OUT (UNFURN)	CHECK-OUT (FURN)	EICR
Studio	£144	£168	£132	£156	£240
1 bed	£168	£192	£144	£156	£240
2 bed	£192	£216	£168	£180	£264
3 bed	£228	£252	£192	£204	£264
4 bed	£252	£276	£216	£228	£264
5+ bed	£300	£324	£240	£252	£312

Third-party inventory, check-in / check-out and EICR costs by property size (inc VAT). A £48 arrangement fee applies as our coordination charge on top of these third-party costs.

Kings Estates is a trading name of Premier Kent Properties Limited (registered in England, Company No. 05700307), VAT registered. All fees include VAT at 20% where applicable. Prices correct as at 1 May 2026. Client Money Protection: Propertymark CMP Scheme, Member No. C0003376.

Independent Redress: The Property Ombudsman (TPO). Member of ARLA Propertymark and NAEA Propertymark. Some panel contractors pay us a commission (up to 12%) — see clause 12.4.

## SCHEDULE TWO

# Your Right to Cancel.

Where you enter into this agreement away from our business premises (for example at the Property or your home), or at a distance (for example by telephone, post or online), and you are acting as a consumer, you have the right to cancel within 14 days without giving any reason. This is your right under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013.

The cancellation period ends 14 days after the day on which this agreement is entered into. To cancel, you must tell us by a clear statement (by post or by email to the address shown on your Confirmation of Instruction) before the period ends. You may use the model form below, but you do not have to. To meet the deadline, it is enough for you to send your communication before the cancellation period has expired.

If you ask us in writing to begin work during the cancellation period and we do so, you agree to pay a reasonable amount for the services we actually provide up to the moment you cancel. If, at your request, we complete the service in full within the 14 days (for example, a Tenancy is granted), you will have lost your right to cancel.

Effect of cancellation: if you cancel, we will reimburse any payment we have received from you, less a proportionate amount for any service already provided at your request, within 14 days of the day on which you tell us you wish to cancel.

## MODEL CANCELLATION FORM

*Complete and return this form only if you wish to cancel — to Premier Kent Properties Limited (trading as Kings Estates), by post to the address on your Confirmation of Instruction, or by email to the address we have given you.*

To Premier Kent Properties Limited (trading as Kings Estates): I/We hereby give notice that I/We cancel my/our contract for the provision of the following lettings and/or management services —

\_\_\_\_\_  
Service / property concerned

\_\_\_\_\_  
Date instructed

\_\_\_\_\_  
Landlord name(s)

\_\_\_\_\_  
Landlord address

\_\_\_\_\_  
Signature (only if this form is sent on paper)

\_\_\_\_\_  
Date

## SCHEDULE THREE

*Instruction & Declarations.*

By signing Schedule 3, the Landlord instructs Premier Kent Properties Limited (trading as Kings Estates) on a **sole agency** basis, on the service level and commercial terms recorded here, and agrees to these Terms of Business.

## SERVICE LEVEL &amp; AGREED TERMS

ITEM	STANDARD	AGREED
Service level (tick one)	<input type="checkbox"/> Bronze <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Platinum	
Setup Fee	60% of one month (managed, min £720) / 120% (Let Only, min £1,200), inc VAT	
Management Commission	14.4% / 16.8% / 20.4% inc VAT	
Monthly rent & available from	—	
Agreed fee variation (if any)	— · reason / expiry	

## THE PROPERTY &amp; THE LANDLORD(S)

Property address

Landlord 1 — full name

Landlord 1 — correspondence address

Landlord 1 — email & telephone

Landlord 2 — full name (if jointly owned)

Landlord 2 — correspondence address

Landlord 2 — email & telephone

If the Property has more than two legal owners, please list the others on a continuation sheet — every owner must be named and must sign. *Property details (EPC, licensing, consents, condition) are captured in your Property Brief — see the declaration below.*

## OPTIONAL ADD-ONS — TICK TO SELECT (FULL DESCRIPTIONS IN SCHEDULE 2)

- |   |  |
|---|--|
| <input type="checkbox"/> Rent & Legal Protection (included on Platinum) | <input type="checkbox"/> Compliance Add-On (Bronze / Silver) |
| <input type="checkbox"/> Inventory + check-in / check-out               | <input type="checkbox"/> Flatfair No-Deposit option          |
| <input type="checkbox"/> Non-Resident Landlord HMRC reporting           | <input type="checkbox"/> Vacant property management          |

## LANDLORD DECLARATIONS

- I/we are the owner(s) of the Property, or am/are otherwise lawfully entitled to let it. Where jointly owned, all owners are named above and will sign below, and we accept **joint and several liability** under these Terms.
- I/we have obtained, or will obtain before the Tenancy commences, all consents necessary to let the Property (mortgage lender, freeholder, insurer and, if leasehold, the managing agent).
- The information I/we have provided in the Property Brief is true, complete and not misleading**, and I/we will tell Kings Estates promptly of anything that changes or affects the letting (such as licensing, consents, defects or disrepair).
- I/we have read, and agree to, these Terms of Business, the Fee Schedule (Schedule 1) and the Privacy Notice.
- I/we authorise Kings Estates to deduct its fees and approved costs from rent collected, as set out in these Terms.

SCHEDULE THREE · CONTINUED

# Signatures & Bank Details.

BANK DETAILS FOR RENT REMITTANCE — UK ACCOUNT IN THE LANDLORD'S NAME

Account holder name \_\_\_\_\_

Bank \_\_\_\_\_

Sort code \_\_\_\_\_

Account number \_\_\_\_\_

LIABILITY ACKNOWLEDGEMENT · CLAUSE 13.6

I/we acknowledge the liability provisions at Section 13, including the £1,000,000 per-claim limit, and the matters that remain the Landlord's responsibility.

LANDLORD

1 \_\_\_\_\_  
*Signature*                      *Print name*                      *Date*

LANDLORD

2 \_\_\_\_\_  
*Signature*                      *Print name*                      *Date*

LANDLORD

3 IF APPLICABLE \_\_\_\_\_  
*Signature*                      *Print name*                      *Date*

FOR KINGS  
ESTATES

\_\_\_\_\_  
*Signature*                      *Print name*                      *Date*