



LETTINGS BROCHURE

OUR SERVICES

LET ONLY SERVICE

This service is for Landlords who wish to manage their own property. We offer 3 levels of let-only service, depending on what you want us to do for you.

'BRONZE' SERVICE - £100+VAT (£120 inclusive) - payable up front before advertising commences

Initial rental assessment - one of our team will come out to visit your property and will advise you as to the potential rental income. They will also be able to answer any questions you might have about the whole process.

Professional Photos by www.benfearnhead.co.uk We will arrange for our photographer to visit your property and get some fabulous photos, to entice people in for viewings.

Advertising on our company web site and also numerous large national web sites including Rightmove.co.uk

Property lists and **window displays** at our prominent Moseley office.

'To Let' board at the property if required - some Landlords prefer not to have these though it can help the level of interest in the property. Approximately a quarter of all of our enquiries come from people seeing the 'To Let' board.

We will **field the initial phone calls**, and will forward viewing requests onto you to arrange.

Comprehensive Tenant referencing service and full credit check - it is very important to us to find you the right Tenant. Our business has been built on our reputation, and good Tenants are essential to maintaining this reputation. We will charge the tenants directly for this - see our website for details of fees to tenant.

'SILVER' SERVICE - £200+VAT (£240 inclusive)

Includes all the benefits of the 'Bronze' service above, plus:

Preparation of a list of fixtures and fittings - this will detail the walls and flooring and will highlight any furniture or other removable items within the property, as well as any major defects to any fitting or fixture. A full professional inventory is available at additional cost, should you feel this is required.

Preparation of the Tenancy Agreement - we arrange for the Tenant to sign this prior to occupation and would usually sign this on your behalf.

Collection of first months' rent and deposit - you can either register the deposit yourself or we can do it for you. Once the Tenant moves in, we will pay over the first months' rent to you, less our letting and any other fees.

Prescribed Information *** and Right to Rent Checks would be carried out by us.

'GOLD' SERVICE - £350+VAT (£420 inclusive)

Includes all the benefits of the 'Bronze' and 'Silver' services above, plus:

Escorted viewings - we think it is generally best if the agent carries out the viewings. In our experience more people feel most comfortable viewing with an agent than with the owner. We would therefore hold a key to the property, and can liaise with yourself or current tenants, depending on who is currently living at the property.

Full move-in procedure - We physically meet the tenants at the property to hand over keys and run through the inventory together. Once we have moved them in, we will supply them with your contact and banking details so that they can liaise with you and pay you directly going forward.

Informing the utility companies and Council Tax of the new Tenancy and providing any relevant meter readings - this will essentially set up the relevant accounts for the new Tenants.

****Deposit registration** - with all services above you can opt for us to register the tenants deposit with Tenancy Deposit Scheme (TDS) for an extra charge of £30+VAT (£36 inclusive)

*****All landlords / agents are required by law to carry out Right to Rent Checks on ALL adult occupiers.** As of October 2015, new legislation dictates that Prescribed Information is given to all tenants, at the commencement of a new tenancy, when a tenancy becomes a Statutory Periodic Tenancy, and for any other changes in tenancy. The Prescribed Information required to be served is as follows:

Energy Performance Certificate

How To Rent Guide – current issue

Deposit Scheme Leaflet

Deposit Registration Certificate

Deposit Prescribed Information

Current gas safety certificate – if applicable

MANAGED SERVICE

INITIAL LET FEE - £250+VAT (£300 inclusive)

ONGOING MANAGEMENT FEE - 10% of monthly rent+VAT. (12% inclusive)

This service is designed to remove the potential hassles involved with maintaining a tenanted property - we will take care of everything. You will have the additional convenience and reassurance that all maintenance and administration will be dealt with on your behalf. The managed service includes all the benefits of the 'Gold' Let-only service opposite, but also includes the following:

Rent will be collected monthly, fees retained and the balance paid by BACS transfer directly to the Landlord's nominated bank account.

Monthly statement of account, including full breakdown of fees and any stoppages / maintenance costs. We try to do as much as we can by email, though can post this to you if required.

Regular Property inspections - we carry out the first inspection approximately 6 weeks after the tenant moves in, and then every 4-5 months thereafter. You will receive a written report following each inspection.

Co-ordination of repairs or maintenance, including arranging for tradesmen to attend the Property and obtaining estimates where necessary. Supervising works and settling accounts from rents received. We will inform you of any major works that are to be carried out. Alternatively, if you prefer we can inform you of each and every maintenance issue at your property.

Service of repossession notice if needed.

Moving out of the Tenant and dealing with any stoppages from deposit - we are very experienced and have carried out thousands of move outs over the years. This in itself is a skill and we know how to most effectively handle the process.

Arranging any remedial works/refurbishment between tenancies - we have a large number of Landlords who have not seen their property for long periods of time and have entrusted us to manage the tenancies and to maintain the standard of the property for many years.

Registering of Tenant's deposit with TDS at no extra charge.

OTHER CHARGES (BOTH SERVICES ABOVE)

Tenancy renewal fee £50.00+VAT (£60 inclusive)

Energy Performance Certificate £75+VAT (£90 inclusive)

Independent Professional Inventory £POA

ABOUT US

We are an independent, family owned business originally started by Nick and Julia George in 1988, working from their Moseley home. We have expanded and now have an enthusiastic and dedicated staff, most of which have been with us for quite some time. We moved to our current premises in 2009 having outgrown our previous two offices. We endeavour to offer you a personal and professional service.



NICHOLAS GEORGE - Managing Director

Nick has worked in the property industry for decades, and in 1988 he established what was then 'Nicholas George Property Management'. For many years Nick and his wife Julia ran the company from their own home in Moseley. With close links to both Edgbaston Golf and Cricket clubs, and also Moseley Rugby club, Nick has been fundamental in growing the business to where it is today.

Nick@nicholasgeorge.co.uk



JULIA GEORGE - Director

With a Geography degree from The University of Hull, Julia oversees all aspects of the business from the marketing to the office finances. Having founded the business with Nick, Julia has worked hard to balance the running of the business with a busy family life. She loves to keep fit and is also a keen golfer and networker-she is always on the go.

Julia@nicholasgeorge.co.uk



DOMINIC KNIGHT - Director

Dominic, or Dom, first became associated with the company as a Landlord in 1998. Moseley through and through, Dom has lived in the area all of his life. No one knows Moseley better than him. Dom is a problem solver. He's a real people person - firm but fair!

Dom@nicholasgeorge.co.uk



MAX REDGRAVE - Director

Max joined the company in 2002 after having successfully completed degrees in Sports Science (University of Birmingham) and Business (Aston Business School). A keen squash player and biker, Max is kept busy at home by his 2 young sons.

Max@nicholasgeorge.co.uk



TRACY ELEY - Office Manager

Tracy has been with the company since 2006. She is responsible for all things office related. Tracy deals with the client accounts - rents, deposits and also ensures that we are right up to date with all of the latest lettings regulations. Super organised, Tracy keeps everything running smoothly.

Tracy@nicholasgeorge.co.uk



SOPHIE HAMILL - Property Administrator

Sophie joined the company in 2014. She is one of our property administrators and handles the many varied enquiries coming into the office-she may well be your first point of call. A keen cinema goer Sophie was born in Rugby and studied Drama at Northampton University.

Sophie@nicholasgeorge.co.uk



LUCY CARTER - Negotiator

Lucy is a keen swimmer and jogger, and has a fine art degree from Nottingham Trent University. She is half Argentinian, speaks fluent Spanish, and loves photography. Lucy is one of our lettings & sales negotiators - she is friendly, enthusiastic and is always there to help. Lucy also takes care of the company's social media.

Lucy@nicholasgeorge.co.uk



SAMUEL DUKINFIELD - Negotiator

Sam studied French & Spanish at the University of Birmingham and has spent time living abroad in both Nancy and Seville. In his spare time Sam enjoys world cinema and photography. He is our primary lettings negotiator, doing viewings, agreeing lets, and seeing them through to move in.

Samuel@nicholasgeorge.co.uk



JOE SUFFIELD - Administrative Assistant

Joe is studying History & Politics at the University of Birmingham. He works with Ellen in the office of Saturday mornings. Joe likes to keep fit and has run several half marathons. He is also a keen traveller with his most notable trip being a trek around rural Japan.

weekend@nicholasgeorge.co.uk



ELLEN SMITH - Administrative Assistant

Ellen works in the office on Saturdays and also comes to our rescue when we are exceptionally busy. Brought up in Bournville, Ellen is currently studying History at The University of Birmingham. In her spare time, she loves nothing more than a good book.

weekend@nicholasgeorge.co.uk



Kam Soomal - Property Viewer

Kam carries out our evening and weekend viewings. She used to have a busy job at Nestle, but has now opted for more of a work/life balance. She loves Moseley and is very passionate about property.

weekend@nicholasgeorge.co.uk

TERMS OF BUSINESS

GENERAL AUTHORITY:

The Landlord confirms that he/she is the sole or joint owner of the Property and that he has the right to rent out the Property under the terms of the mortgage or head lease. Where necessary, the Landlord confirms that permission to let has been granted by the mortgagee. The Landlord authorises the Agent to carry out the various duties of property management and for the Agent and any employee of the agent to sign documentation on the Landlord's behalf. The Landlord also agrees that the Agent may take and hold deposits and comply with the requirements of any tenancy deposit scheme that may apply to that deposit. It is declared that the Agent may earn commissions on insurance policies issued.

Please note, the signing of these terms is subject to a 14 day cooling off period. (see final page)

STANDARD OF PROPERTY:

The Landlord warrants that the Property is made available in a clean & tidy condition and the fabric of the building shall be in good repair prior to the property being advertised for let. Beds, sofas and all other soft furnishings must all conform to the current fire safety regulations.

REASONABLE COSTS AND EXPENSES:

The Landlord agrees to repay the Agent for any reasonable costs, expenses or liabilities incurred or imposed on the Agent provided that they were incurred on behalf of the Landlord in pursuit of the Agent's normal duties. To assist the Agent in carrying out his duties effectively, the Landlord agrees to respond promptly with instructions where necessary to any correspondence or requests from the Agent.

Where the agreement is cancelled under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 (or previous consumer contract legislation) the Landlord agrees to repay any reasonable costs incurred by the Agent in carrying out his duties before the cancellation of the contract

MAINTENANCE:

The Landlord agrees to make the Agent aware of any on-going maintenance problems. For tenancies less than 7 years in duration, the Landlord is responsible for the structure and exterior of the property, heating, hot water, sanitary installations and electrical wiring at the property. Subject to a maximum expenditure limit on any single item or repair of **£150.00 per job**, the Agent will administer any miscellaneous maintenance work that needs to be carried out on the Property. The Agent has authority to spend up to this amount on reasonable improvements or repairs without prior reference to the Landlord.

It is agreed that in an emergency or for reasons of contractual necessity where reasonable endeavours have been made to contact the Landlord, the Agent may exceed the limits specified. The Agent endeavours to select competent tradesmen at a reasonable price but is unable to personally guarantee the standard of workmanship or any liability arising thereof, although the Landlord retains the right to pursue any claim against appointed tradesmen for substandard work. All our appointed tradesmen must carry up to date public liability insurance.

HMOs:

Full regulations relating to houses in multi occupation can be found on the Birmingham City Council website: https://www.birmingham.gov.uk/info/20175/landlords/476/houses_in_multiple_occupation_hmo

SAFETY REGULATIONS:

The letting of property is now closely regulated with respect to consumer safety. The law makes particular demands regarding the safety, servicing and inspection of the gas and electric appliances and installations within a property, and with respect to the type of any furniture and soft furnishings that are also provided. The following regulations apply:

Furniture and Furnishings Fire & Safety Regulations 1988 ,
General Product Safety Regulations 1994

Gas Safety (Installation and Use) Regulations 1998,
Electrical Equipment (Safety) Regulations 1994

Plugs and sockets (safety) Regulations 1994

Legislation issued by the Health & Safety Executive requires that all the gas appliances in the property are in full working order and carry a current Landlords Gas Safety Certificate.

For all properties Nicholas George Ltd require a valid copy of the Landlords gas safety certificate and the tenancy cannot commence without it.

By law this Landlords gas safety certificate has to be carried out every 12 months by a Gas Safe Register approved engineer. Under the Standard Management Service, the Agent shall ensure that all relevant equipment is checked at the beginning of the tenancy and maintained during the tenancy as required, and that appropriate records are kept.

For let only properties, this is something that the Landlord needs to take care of.

Although there is no specific law relating to electrical installations and appliances, best practice dictates that you should ensure that electrical installations, like fixed wiring, are safe and well maintained. Any electrical appliances supplied to Tenants, like cookers and kettles, should also be safe for them to use.

You should carry out regular inspections of fixed electrical installations (known as EICR) at least every five years and you should also arrange, at least once a year, for a qualified electrician to carry out a portable appliance testing (PAT) safety test on any portable electrical equipment you provide for Tenants. The PAT tester will give you a dated certificate and put stickers on the plugs of appliances to show that they are safe. Your buildings insurance policy may be invalid if you do not adhere to the above recommendations. Policy stipulations and wording will vary between policies and we strongly urge you to check your specific insurance policy to ensure that you are meeting all requirements, and if we are managing the property, to inform us of these specific requirements.

The Landlord agrees to indemnify the Agent against any expenses or penalties that may be suffered as a result of non-compliance to the Property relating to gas, electric, fire and appliance safety standards. The Smoke and Carbon Monoxide Alarm (England) regulations 2015 require Landlords to install smoke alarms in all properties and carbon monoxide detectors in certain rooms. Checks are made by or on behalf of the Landlord to ensure that each prescribed alarm is in working order on the day the tenancy begins if it is a new tenancy.

Where the Landlord has duties in regard to the prevention of legionella and the inspection of domestic-type water systems, it is agreed that the Landlord shall be responsible for the maintenance of the water system and any associated safety checks under these duties.

COUNCIL TAX & UTILITIES:

Under our 'Managed' and 'Gold Let-only' service, the Agent will inform the relevant utility companies and the local authority of the new Tenant/s for the property and it is then the Tenant's responsibility to pay the Council tax, water rates, gas and electric. The telephone and any related bills are similarly the Tenant's responsibility. The Landlord will need to inform both the utility companies and telephone provider that the property is to be let.

Landlords should be aware that where a property is empty or let as a house in multiple occupation (HMO), responsibility for payment of council tax then rests with the owner of the property.

Regarding mail, Landlords should take care to inform all parties (e.g. Banks, clubs, societies etc.) of their new address. It is not always possible to rely on Tenants to forward mail and you should set up a postal forwarding service for this purpose.

LIST OF CONTENTS/INVENTORY:

It is desirable to have a detailed inventory of your property. For all services apart from the 'Bronze Let-only' service, the Agent will produce a simple list of contents of the property for submission to, amendment by, and approval of the Tenant. This will detail the floor and wall coverings and will highlight any major issues or defects.

Should the Landlord wish, he may prepare or pay for a more detailed inventory stating both the contents and their condition for the Tenant's approval. A charge will be made for their services depending on the size of the property. This will include a full schedule of condition, without which it will be difficult to rule in favour of the Landlord in the event of a dispute under tenancy deposit legislation.

TENANCY AGREEMENT:

All our Tenancy Agreements are validated on a legally Assured Shorthold Tenancy Agreement as detailed under part 1 of the Housing Act 1988. (Including 1996 revisions). The Tenancy would be for a fixed term of your choice, normally subject to a minimum of six months, with a facility to extend the Tenancy if so required.

It is agreed that the Agent may sign the tenancy agreement(s) on behalf of the Landlord. Notice of Possession (Section 21 of the Housing Act 1988) protects the Landlord's right to repossess the property. A Tenant is required to have two months' notice served upon him in the prescribed form. If all the conditions have been met and complied with within the proper time, possession is usually granted. Should the Tenant refuse to leave, the Agent suggests that a solicitor is engaged for court proceedings – the Agent is not a legal specialist.

NOTICES:

The Agent and any employee of the Agent will, as necessary, serve the usual legal notices on the Tenant(s) in order to terminate the tenancy, increase the Rent, or for any other purpose that supports the good management of the Property, or the timely return of the Deposit at the end of the tenancy on behalf of the Landlord.

If the Agent reports that the check shows someone does not have the right to rent and the Landlord insists on entering into the tenancy nonetheless, and the Agent has informed the Landlord in writing then the liability passes back to the Landlord.

COLLECTION OF FEES:

The let/set up fee will be levied at the outset for taking references and arranging the tenancy. The standard fee for management is taken monthly as a percentage of the gross rents due for the period of the tenancy.

The Agent will endeavour to credit your account within 10 working days from the day we receive the rent from your Tenant if applicable. Although the aim is to take every care in managing the property, the Agent cannot accept responsibility for non-payment of rent or other default by Tenants, or any associated legal costs incurred in their collection. An insurance policy is recommended for this eventuality.

Should a Tenant we have found for your property go on to purchase the property from you in the future, Nicholas George Ltd reserve the right to charge you a fee equal to 1%+vat of the sale price.

MULTI AGENT INSTRUCTION/ABORTIVE FEE:

If you decide to use more than one Agent to try to let your property, it is your responsibility to inform us immediately if another Agent takes a deposit. If you do not inform us and we continue to carry out viewings and subsequently find a Tenant, then you will be charged our regular 'Gold let-only service' let fee.

If after agreeing a let (whether verbally or in writing) you change your mind and pull out, then you will be charged our regular 'Gold let-only service' let fee.

RESERVATION FEES:

A holding fee is taken from a Tenant applying to rent a property. The purpose of this fee is to verify the Tenant's serious intent to proceed, and to protect us against any administrative expenses (taking out references, credit checks, conducting viewings, re-advertising) that may be incurred should the Tenant decide to withdraw the application. The holding fee does not protect the Landlord against loss of rent due to the Tenant deciding to withdraw, or references proving unsuitable.

INSPECTIONS (MANAGED PROPERTIES ONLY):

In order to ensure that your property is being looked after, an initial inspection is carried out approximately 6 weeks from the start of the tenancy. Inspections are then carried out approximately every 4-5 months.

Following each inspection a written report is sent to you highlighting the general condition of the property and any problems that may need to be addressed.

OVERSEAS RESIDENTS:

If you are going overseas you are required to notify the Inland Revenue, who will issue us with an exemption certificate allowing us to pay your rent to you gross. Forms can be downloaded from the web address

www.inlandrevenue.gov.uk/cnr

Without this certificate, the Agent is obliged by the Taxes Management Act (TMA) 1970 (or under similar powers of any future tax legislation) to deduct tax at the basic rate to cover any tax liability. Reasonable administration expenses may be charged by the Agent for further work requested by the Landlord, the Landlord's accountant or the Inland Revenue in connection with such tax liabilities. [The Agent insists upon receiving an NRL certificate.](#)

INSURANCE:

The Landlord shall be responsible for the Property being adequately insured and that the insurance policy covers the situation where the property is let.

The Agent has taken out a company block insurance policy for our Landlords. Being part of this scheme may well be of benefit to our Landlords, allowing them to benefit from preferential rates. Please speak to us for more details about this.

INSTRUCTIONS:

It is agreed that any instructions to the Agent from the Landlord regarding termination, proceedings, major repairs, payment details or other significant details regarding the letting be confirmed to the Agent in writing.

LEGAL PROCEEDINGS:

Any delays of payment or other defaults will be acted on by the Agent in the first instance. Where the Agent has been unsuccessful in these initial actions, or there are significant rent arrears or breaches of the tenancy agreement, the Landlord will be advised accordingly. A solicitor would then be appointed and instructed by the Landlord (except where the Agent is unable to contact the Landlord, in which case the Agent is authorised to instruct a solicitor on the Landlord's behalf).

[The Landlord is responsible for payment of all legal fees and any related costs.](#)

RIGHT TO RENT CHECKS:

The Right to Rent responsibility lies with the Landlord as the person who authorises occupation of the property in return for rent. However, liability can transfer under the scheme to letting Agents by written agreement. The Landlord agrees that for certain levels of our lettings service, the Agent will carry out any checks required under the Right to Rent checks, and the Agent will be responsible for taking the steps necessary to establish an excuse against a penalty.

HOUSING BENEFIT:

The Landlord undertakes to reimburse the Agent for any claims arising from overpayment which may be made by the local authority in respect of housing benefit, or other benefit scheme, paid to or on behalf of the Tenant(s) as rent. This undertaking shall remain in force during the currency of the tenancy and up six years thereafter, whether or not the Agent continues to be engaged to let or manage the Property under this Agreement.

TERMINATION OF MANAGEMENT SERVICE:

This agreement may be terminated by either party by way of two months written notice. The Landlord shall provide the Agent with any requirements for return and repossession of the Property at the earliest opportunity. Landlords should be aware that any Tenancy Agreement entered into on the Landlord's behalf is a binding legal agreement for the term agreed. Details of any Tenancy Agreement being entered into will be communicated to the Landlord as soon as possible.

Landlords should be aware that the legal minimum notice period to Tenants under assured Tenancies is two months and this must be given even in the case of a fixed term Tenancy.

REGULATORY BODIES AND CLIENT MONEY PROTECTION:

We are members of The National approved Lettings scheme (NALS). Full details can be found at <http://www.nalscheme.co.uk/>

We are also members of The Property Ombudsmen (TPO). Full details can be found at <https://www.tpos.co.uk/>

All client money is protected in association with NALS above, License number A1349.

DEPOSITS:

For certain levels of our lettings service, upon signing the tenancy agreement, the Agent will take a dilapidations Deposit from the Tenant(s) in addition to any rents due. The purpose of the dilapidations Deposit is to protect the Landlord against loss of rent or damage to the Property during the tenancy itself. This Deposit will be kept in a separate and

HOUSING ACT 2004 – TENANCY DEPOSIT PROTECTION:

Statutory Tenancy Deposit Protection. Where the tenancy is an Assured Shorthold Tenancy, the Landlord or Agent is legally required to ensure that any tenancy deposit taken under the tenancy is protected within one of three statutory tenancy deposit schemes within 30 days of receipt.

The Agent will provide to the Tenant the following information required from the Landlord by the Housing Act 2004:-

Information on the particular scheme under which the tenancy deposit is protected.

Compliance by the Landlord with his obligations under the Act.

Prescribed information for the Tenant.

There will be penalties against Landlords who do not comply with the legislation after 06 April 2007. Where a Landlord has not placed the deposit into an approved scheme, the Tenant can apply for a court order requiring the deposit to be safeguarded. If the court is satisfied that the Landlord has failed to comply with the legislation, the court will order that the Landlord must pay the deposit into a scheme. The court may also order that the Landlord pay the Tenant an amount equivalent to three times the deposit amount within 14 days of the order being made. Also, the Landlord will not be able to recover the property using a standard Section 21 Notice for possession.

Managed Properties

The Dispute Service (TDS)

This scheme is primarily aimed at letting Agents. The tenancy deposit is protected by an insurance scheme, and the Agent can therefore continue to hold the tenancy deposit during the tenancy. In the event of a dispute, the disputed proportion of the deposit is then forwarded to the TDS for adjudication and distribution. The Agent pays an annual fee to be part of this scheme. The Agent will retain any interest from the money held to cover the scheme costs.

The Agent has subscribed to The Dispute Service (TDS) and any properties managed by ourselves will be automatically included within this scheme at no extra cost.

Let Only Properties

As a Let Only Landlord you can choose from 3 schemes:

The Custodial Scheme (DPS)

Run by an appointed government Agent (Deposit Protection Service). The DPS scheme is **free to the Landlord** as it will be funded from the interest earned from the fund. The deposit is paid to the government deposit account. **Register to join the DPS yourself.** Payment must be made to DPS within 30 days of the deposit being received by the Agent.

You must register for this scheme at: www.depositprotection.com. Following receipt of the deposit, the DPS will provide confirmation and details of the protection scheme.

We will require proof that you have registered the deposit for this property before we pay over the deposit to you. We will also require a copy of the deposit certificate post registration in the form of the deposit certificate.

The Dispute Service (TDS)

As the Agent we would be happy to register your Tenant's deposit with TDS (see above) at a cost of £30.00 + VAT and retain the deposit on your behalf. **The Landlord is responsible for the move out and must ensure that both parties are in agreement before any deposit can be paid back. We will require written notification of this.**

Tenancy Deposit Solutions Ltd (TDSL) known as My Deposits

This is an insurance based scheme www.mydeposits.co.uk. Fees are payable by Landlords as they become due on a "pay-as-you-go" basis. You will be required to pay a one-off joining fee, payable in advance or at the point of protecting your first deposit, in order to set up your account. Thereafter, an annual membership renewal fee is required in order to keep your account live. This will enable you to hold the deposit in your own account but you must register the deposit within 30 days. *We will require proof that you have registered the deposit for this property before we pay over the deposit to you. We will also require a copy of the deposit certificate post registration in the form of the deposit certificate.*

Let only Landlords who register their own deposits must issue Tenants with the prescribed information and relevant scheme leaflet for each tenancy within 30 days.

The Agent is a corporate member of the National Approved Letting Scheme (NALS). This means that we are bound by the professional standards of the association and all Landlord and Tenant monies are handled strictly in accordance with regulations laid down by the association. We hold Professional Indemnity Insurance and Client Money Protection insurance.

Notice of the Right to Cancel

The consumer has a right to cancel the contract if he wishes and that this right can be exercised by delivering, or sending (including by electronic mail) a cancellation notice to the person mentioned in the next paragraph at any time within the period of 14 days starting with the day of receipt of a notice in writing of the right to cancel the contract.

[The Consumer Contracts (Information, Cancellation and Additional Charges)

Regs 2013]

Date :

Agent's name : Nicholas George Ltd

Any relevant reference no. or property address.

The address, (including any electronic mail address as well as the postal address) of a person to whom a cancellation notice may be given.

Dominic Knight 86 St Marys Row Moseley Birmingham B13 9EF

dominic@nicholasgeorge.co.uk

Notice of cancellation is deemed to be served as soon as it is posted or sent to the Agent or in the case of an electronic communication from the day it is sent to the Agent.



Opening Hours:

Mon-Thurs: 9am-5.30pm

Fri: 9am-5pm

Sat: 9am-2.30pm

Sun: Closed