



Graham Young Estates

Estate Agents, Property Managers & Factors, Residential Property Letting Agents



“Let us”“LET” yours!

6 Bank Street, Penicuik, Midlothian EH26 9BG

Tel: 01968 674601

EMAIL: info@grahamyoungestates.co.uk

WEB: grahamyoungestates.co.uk

Fax: 01968 676698

AUTHORITY TO LET

Full Management Service

I/We-----

Residing at-----
(Please enter your own contact address)

Tel:----- Mobile:-----

email:-----

Hereby appoint:

Graham Young Estates 6 Bank Street Penicuik EH26 9BG to act as
my/our agents to manage the property at:

Address:-----

-----Post code-----

On the following Terms & conditions:

1. Graham Young Estates will manage the property including organising repairs to be carried out expediently and within reasonable time scales dictated by individual circumstances. I/We agree to allow recovery for repairs to be recovered from rental income as appropriate.
2. I/We undertake to ensure that the appropriate permission has been sought by any third party with interest in the property for the purpose of letting on a commercial basis. Relevant insurance companies should also be contacted and relevant insurance policies amended accordingly.
3. The tenant is responsible for any council tax or any local tax in substitution along with all utility bills.



4. I/We would like you to obtain a deposit equivalent to at least one months rent to be held by Graham Young Estates in a client account until termination of the lease!
5. I/We agree to accept as tenant any persons deemed suitable by you and undertake not to discriminate against any applicant on grounds of : gender,race or sexual orientation. I/We accept that you do not guarantee the payments of rent or other charges payable by the tenant.
6. I/We accept that the rent will be payable in to the account detailed below:

Bank Name:.....
 Account Name:.....
 Sort Code:.....
 Account Number:.....

on the 20th of each calendar month thus allowing for monies being credited to Graham Young Estates to be cleared funds.

7. I/We accept that it is your practice to hold a deposit from the tenant,as stakeholder,in respect of any claims,damage etc,assessed by you or other liabilities incurred by the said tenant. Any dispute which may arise between landlord and tenant will be arbitrated on by Graham Young Estates and failure to reach an agreement will then be further referred to an independent third party. In the meantime, the deposit will remain in Graham Young Estates client account until settlement is reached.
8. I/We accept that the lease to be granted to the tenant will be a short assured tenancy as defined by the Housing (Scotland) Act 1988 for an initial period of 6 months.
9. I/We accept that you will undertake periodic inspection visits and will inform me/us of the outcome.
- 10.I/We agree to employ Graham Young Estates to obtain gas and electricity safety certificates on an annual basis as required by law and I/we agree to allow the costs of such certificates and any remedial work authorised by me/us to be deducted from rental income.
11. I/We agree that all smoke alarms fitted to the property will be hard wired.
- 12.I/We agree that any authorised signatory of your company may execute the lease on my/our behalf.
- 13.I/We agree that should I/we wish to terminate this agreement that I/we will give a minimum of 2 months notice in writing.
- 14.This Authority to Let is signed after reading and agreeing to all of the above.

I/We confirm that Graham Young Estates is the sole letting agent for my/our property and we agree to abide by their terms and conditions.

Name(s) of Landlord(s)-----/-----

Signature of Landlord(s)-----/-----

Name of witness-----Date-----

Signature of witness-----Date-----

Address of witness-----

Name on behalf of Graham Young Estates-----

6 Bank Street Penicuik Midlothian EH26 9BG
