



SOLE LETTING AGENCY AGREEMENT

Address of property for let

Address Letting Client

Full name of Letting Clients(s)

Contact

Home:

Work:

Estate agents must by law give clients written details of the payments they will have to make for real estate letting services and explain how payments will be calculated and when they will be due. These details are set out in this agreement.
You as client(s) agree to appoint us (MacIntosh International Limited and anyone taking over it's rights under this agreements) to market and advertise your property on the following terms:

<p>1. Sole letting appointment We will be your sole letting agent from the date of this agreement for a minimum period of 52 weeks. After that period, the agreement will continue unless you, or we, give 14 days written notice to end it. The earliest you, or we, can give notice 14 days before the end of the minimum period. We will market your property at an initial rental price of _____ per week. The rental price is not a guaranteed figure in relation to the rental income of your property but a figure for marketing purposes.</p> <p>2. Letting Board/Posters We will erect a board/poster as soon as possible. The law allows the display of one board at the property and you agree to this requirement as long as there is no objection from the developer.</p> <p>3. Letting Details We must by law ensure that all information supplied about your property is accurate and is not misleading. We will ask you to confirm that everything in the letting details is correct. It is essential that you tell us if the letting details are incorrect or if any changes take place later, which may require the letting details to be amended.</p> <p>4. Services to prospective rental clients We or any part of the MacIntosh International group may offer prospective rental clients services related to the renting of your property. Services may include airport transfers or the arranging of extra beds, high chairs, cots, insurance.</p> <p>5. Sole Letting Agency You will NOT be liable to pay a letting commission fee. – With a rental client introduced by us during the period of our sole letting agency or with whom we had negotiations about your property during that period. You WILL be liable to pay a letting commission fee:- - With a rental client introduced by another agent we use during that period. In this agreement, references to “another agent” includes any person operating an internet site or using other electronic media to advertise properties for rent whether or not they do so with the authority of the owner of the property; “introduced by us” includes any person introduced by us to your property through contacting us direct, or viewing other media used by us to advertise your property for let.</p> <p>6. Sole letting agency fees You agree to pay MacIntosh International Ltd immediately our Marketing and Advertising Package fees of £300 for marketing and advertising your rental property for 1 year. You also agree to the holiday letting companies we use, deducting their commission from any rental income they generate for you. You confirm that no one is currently interested in your property or negotiating to rent it.</p>	<p>7. Withdrawal charge (delete as appropriate) If this agreement is brought to an end and we are not entitled to charge fees in accordance with paragraphs 5, 6 and 8 of this agreement, you agree and accept that no refund initially taken for marketing and advertising your property will be due.</p> <p>8. In the event that you withdraw your instruction or in any other way this agreement is terminated and we have introduced a ready and willing rental client from who you have accepted a rental offer. We reserve the right to charge an amount equal to the costs incurred to re-accommodate our rental client.</p> <p>9. Marketing and Advertising Service Our Marketing and Advertising package fees* cover advertising and promotional costs including boards, photography, letting details, property guide, local advertising, mailing and any internet or other electronic media we use including posting your property on a number of overseas property portals and holiday rental websites. In addition to our fees you will be charged for any special advertising or promotional costs, which we agree with you in writing. We will keep any discounts we may obtain through the bulk buying of advertising media. *subject to variation in local practise.</p> <p>10. Payment of accounts Your obligation to pay our Marketing and Advertising fees arises on signing of this agreement for the letting of your property. Our fees must be paid before we start marketing and advertising your property for let, unless we agree otherwise in writing.</p> <p>11. Unoccupied property We are not responsible for the maintenance or repair of your property. It is your responsibility to ensure that mains services are turned off, water and heating systems professionally drained and insurers notified. You are also responsible for the cleaning and laundry services of your property between rental clients and any electricity, water or other utility bills or taxes associated with the letting of your property..</p> <p>12. Multiple Agency Agreements Our multiple agency rate of 0% plus VAT will apply if your property has not been let at the end of the sole letting agency period and you then appoint another agent to let your property in addition to us. You will be liable to pay fees in full to the agent who has introduced the rental client or who has had negotiations with the rental client. If your property is let through another agent you agree to tell us the name and address of the rental client, the rental amount and the name and address of the letting agent.</p>
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I/We agree to the above terms:

Signature of Property Owner1:

Print Name:

Date:

Signature of Property Owner2:

Print Name:

Date:



MacIntosh International
Overseas Properties

Tel: Freephone 0800 0664652
Int: +359 (0)878 374 424

Please complete and fax this form to **0870 490 1040**
Send signed agreement to

MacIntosh International Ltd
27 Lauriston Street
Edinburgh
EH3 9DQ
United Kingdom

Payment should be made immediately to the following account:

**Bank of Scotland
600 Gorgie Road
Edinburgh
EH11 3XP**

**Account Name: MacIntosh International Ltd
Sort Code: 80-22-60
Account Number: 06443635**