



13A Worcester Road, Malvern, Worcestershire WR14 4QY
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Property Information Sheet

Rental Property Details

Address		
	Postcode	

General Property Information

	Yes/No	Further details/Instructions
Is there a smoke alarm on each storey of the building?		
Is there a carbon monoxide alarm near each solid fuel or gas appliance?		
Do any rooms have useable open fireplaces? (if yes, details of when were the chimneys last swept)		
Is there an alarm system? (if yes, supply code & instructions)		
Are boiler and/or appliance instruction manuals supplied?		
Is there a septic tank? (if yes, when it was last emptied)		
Are there any covenants/conditions (e.g. right of way access, parking restrictions)? If yes, provide details		
Do you have any Maintenance contract(s) (e.g. British Gas Homecare etc)? If yes, provide details		

Leasehold Properties

<i>(Please give details of any covenants and lease terms relevant to the tenant, e.g. parking restrictions, block rules etc.)</i>	
<i>(Please give details of the block management company)</i>	

Bank Account Details

Bank Name		Account Name	
Account Number		Sort Code	/ /

Rental Service

Full Management	
Let Only	
Rent Collection	

Rental Price (per calendar month)	£
Proposed Tenancy Start Date	

Full Management – Up to what level may we automatically authorise non-urgent repairs (min £100.00)	£
Details of Landlord’s own preferred contractors (name and tel number/email)	

Utilities

Electricity Supplier		Location of Meter	
Gas Supplier		Location of Meter	
Water Supplier		Location of Meter	
Council Tax Band		Location of Stopcock	

Requirements

Please tick as appropriate.	
Type of Tenants:	<input type="checkbox"/> Single/Professional Couple <input type="checkbox"/> Sharers <input type="checkbox"/> Family/Children <input type="checkbox"/> Pets <input type="checkbox"/> Housing Benefit <input type="checkbox"/> Other.....
Are any utilities included in the rent	<input type="checkbox"/> Yes <input type="checkbox"/> No Please specify.....
Energy Performance Certificate	I/we authorise Denny and Salmond to arrange for this to be completed upon my behalf at a cost of £65.00 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Copy to be Provided
Gas Safety Certificate	I/we authorise Denny and Salmond to arrange this upon my behalf. The average cost of the Landlords Gas Safety Certificate is £57.50 + VAT for a boiler service and certification, the testing of all other gas appliances will be charged for accordingly. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Copy to be Provided
Legionella Risk Assessment	I/we authorise Denny and Salmond to arrange this upon my behalf. The average cost of the Risk Assessment is £65.00+VAT <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Copy to be Provided
Electrical Safety Certificate:	I/we authorise Denny and Salmond to arrange for this to be completed upon my behalf. A quotation for the cost of the electrical certificate can be gained upon request; however the average cost is £120.00 + VAT. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Copy to be Provided
Inventory: To be completed by an independent professional inventory clerk	I/we authorise Denny and Salmond to arrange for this to be completed upon my behalf. The cost of the independent inventory varies between £50 - £100 dependent upon the property size: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Copy to be Provided

<p>Tenancy Deposit Scheme: Denny & Salmond will lodge the Tenant's deposit with the DPS on Managed Tenancies only. We are unable to lodge deposits for Non-Managed Landlords. You can register your own deposit protection scheme account at www.depositprotection.com and provide us with your scheme number in order to transfer the Tenant's deposit</p>	<p>Managed Landlords: I/we authorise Denny and Salmond to place the deposit with The Deposit Protection Service upon my behalf: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Non-Managed Landlords: Please provide your DPS scheme number</p>
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Amount of Keys Supplied.....

It usual to supply 2 sets of keys for your tenants. For managed tenancies we will need an additional set to hold in the office.

To Let Board Yes No

Additional Information

Please supply us with any further information you feel we should be aware of:

I/We declare that the above information is, to the best of my knowledge, true. I shall inform Denny & Salmond in writing to advise of any changes as soon as possible.

Landlord Name 1		Signature	
Landlord Name 2		Signature	
Date			