

Terms and Conditions

1. Introduction

By registering or using services provided by M&R Properties Management Ltd, you agree to comply with these Terms and Conditions.

M&R Properties Management Ltd reserves the right to amend these terms at any time. Updates will be communicated to users.

2. Services Provided

- Tenant sourcing and vetting for healthcare professionals in partnership with the NHS.
- Management of properties, including rent collection, maintenance coordination, and marketing of vacant units.
- Communication of updates to landlords regarding tenancy agreements or NHS requirements.

3. Responsibilities of Property Developers

- Provide accurate and up-to-date property details, including proof of ownership and compliance certifications (e.g., gas safety certificates and energy Performance Certificates [EPCs]).
- Ensure properties meet legal and safety standards.
- Allow access for tenant viewings and property inspections, as required.
- M&R Properties Management is happy to coordinate this.

4. Responsibilities of M&R Properties Management Ltd

- Ensure all tenants are thoroughly vetted and verified in partnership with the NHS.
- Manage tenancy agreements, ensuring compliance with applicable laws and regulations.
- Handle tenant communication, rent collection, and maintenance requests within agreed time frames.

5. Fees and Payments

- Management fees will be outlined in the service agreement.
- Payments for managed properties will be disbursed to property developers after deducting agreed fees.
- Late payments or fee disputes must be resolved within 30 days.

6. Termination of Agreement

- Either party may terminate the agreement with 30 days written notice.
- Breach of terms (e.g., failure to comply with legal requirements) may result in immediate termination.

7. Liability

- M&R Properties Management Ltd is not liable for damages caused by tenants or unforeseen circumstances beyond reasonable control.
- Property developers must ensure their properties are appropriately insured.