



Schedule to Leeds Owner Registration Form. WARRANTY OF SAFETY COMPLIANCE BY RESIDENTIAL LANDLORDS

Explanatory Notes

We ask all Landlords to pause for a moment and think about whether they have carried out all the required safety checks and have obtained all consents they need before signing up with Unipol Student Homes. The compliance checklist set out below is a convenient reminder to help Landlords make sure that none of the most important safety checks have been overlooked. It has been our unfortunate experience in the past that a few Landlords claim to comply with these standards, when in fact they do not. Unipol therefore asks all Landlords to guarantee that they are compliant and that they have told us the truth.

Unipol and students rely on Landlords' integrity, and if loss is suffered as a result of a false declaration, it must be made good. The Landlord acknowledges this and will fully and effectually compensate Unipol Student Homes on a full indemnity basis in respect of any loss, damage (including damage to reputation), claim, injury arising directly or indirectly from any misrepresentation by the Landlord (whether negligent or fraudulent) or breach of warranty.

Warranty

The Landlord represents and warrants to Unipol Student Homes that the Landlord has:

a) fully complied in all respects with the duties of a Landlord set out in Regulation 36 of The Gas Safety (Installation and Use) Regulations 1998 and that the Landlord will issue a copy of the current gas safety certificate to the occupier within 28 days of them taking up occupation and will make copies available to Unipol, on request, within 10 working days;

b) ensured that all electrical installation provided by the owner are certified as safe by a professionally competent electrician in accordance with the then current relevant Electrical Regulations. A document of verification shall be obtained not less than every five years showing the electrical wiring of properties is in a safe and satisfactory condition and that the Landlord will make the report available to Unipol, on request, within 10 working days; and

c) ensured that all furniture and furnishings supplied by or on behalf of the Landlord within their property/ies complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended by The Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993),

d) and will ensure that the above requirements (or any legal requirements that replace or amend them) are complied with throughout the period in which the Landlord is signed up with Unipol.

There are many committed Landlords, who manage their properties well and constantly invest in improvements. Responsible Landlords should also benefit from Unipol's attempts to filter out those who deceive others in order to gain an unfair advantage.

Signed

Print name and Company

Registration Number

Dated