



Terms and Conditions of Business

Belvedere Lets Ltd – Property Improvement & Maintenance Services

1. Definitions

- 1.1. “*Company*” refers to Belvedere Lets Ltd, including its subsidiary Belvedere Property Improvement & Maintenance.
- 1.2. “*Customer*” refers to any individual, business, or organization engaging the Company’s services.
- 1.3. “*Services*” refers to property improvement and maintenance works offered by the Company, including but not limited to extensions, roofing, windows and doors, electrics, plumbing, kitchens, bathrooms, decorating, and cleaning.
- 1.4. “*Agreement*” refers to these Terms and Conditions as a legally binding document between the Company and the Customer.

2. Scope of Services

- 2.1. The Company agrees to provide the Services as outlined in the agreed quotation or contract.
 - 2.2. Services will be carried out in a professional and timely manner, adhering to industry standards and regulations.
 - 2.3. The Company reserves the right to decline any project that it deems unsafe, unfeasible, or outside the scope of its expertise.
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3. Quotations and Pricing

- 3.1. All quotations are valid for 30 days unless stated otherwise.
 - 3.2. The quotation will include a breakdown of costs, including materials, labor, a contract management fee, and applicable taxes.
 - 3.3. Any changes to the agreed scope of work may result in additional charges, which will be communicated to the Customer before proceeding.
 - 3.4. The total invoice amount will include a contract management fee of 10% of the total cost of the project.
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4. Billing Structure and Payment Terms

- 4.1. A deposit of 10% of the overall project cost, with a minimum of £1,000.00, is required before work commences.
 - 4.2. For contracts exceeding £5,000.00, payments will be made in stages as outlined in the agreed payment schedule. Stages may include deposits, mid-project installments, and final payments, depending on the project timeline and scope.
 - 4.3. An account limit of £5,000.00 applies to all Customers. Payment of the outstanding balance is required before further costs are incurred or work continues beyond this threshold. This ensures uninterrupted progress on the project.
 - 4.4. Payment is due upon receipt of the final invoice unless alternative arrangements have been agreed in writing.
 - 4.5. Late payments may incur interest at a rate of 3% above the Bank of England base rate.
 - 4.6. Ownership of materials remains with the Company until full payment is received.
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5. Cancellations and Refunds

- 5.1. If the Customer cancels the contract before work has started, the Company will charge £40 per hour for time spent on the project, including planning, quotations, and preparatory tasks.
 - 5.2. The Company will deduct these charges from the deposit, and any remaining amount will be refunded to the Customer.
 - 5.3. If the project is canceled after work has commenced, the Customer will be charged for all completed work, materials, and any reasonable additional costs incurred by the Company.
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6. Customer Obligations

- 6.1. The Customer shall ensure access to the property during the agreed working hours.
 - 6.2. The Customer must inform the Company of any known hazards, such as asbestos or structural issues, prior to commencement.
 - 6.3. Any delays caused by the Customer, including failure to provide access, may result in additional charges.
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7. Materials and Warranty

7.1. All materials used will be of a satisfactory quality and suitable for their intended purpose.

7.2. The Company provides a warranty on workmanship for a period of 12 months from the completion date.

7.3. Any warranties on materials are subject to the manufacturer's terms and conditions.

8. Liability

8.1. The Company holds public liability insurance and shall not be held liable for any indirect or consequential loss arising from the Services.

8.2. The Customer must notify the Company of any issues within 7 days of project completion.

9. Health and Safety

9.1. The Company adheres to all relevant health and safety regulations.

9.2. The Customer must ensure the work environment is safe and free from unnecessary obstructions.

10. Confidentiality

10.1. The Company will treat all Customer information as confidential and will not disclose it to third parties unless required by law.

11. Dispute Resolution

11.1. Any disputes should be communicated in writing and both parties will make reasonable efforts to resolve them amicably.

11.2. If unresolved, disputes may be referred to an independent mediator or legal process.

12. Governing Law

12.1. These terms and conditions are governed by the laws of England and Wales.

12.2. Any legal proceedings shall be conducted in the courts of England and Wales.

By engaging Belvedere Lets Ltd for property improvement and maintenance services, the Customer agrees to the above Terms and Conditions.

Acknowledgment and Acceptance of Terms

By signing below, the Customer confirms that they have read, understood, and agreed to the above Terms and Conditions of Business. This agreement becomes binding upon receipt of the signed copy by Belvedere Lets Ltd.

Customer Information

Customer Name: _____

Address: _____

Contact Number: _____

Email Address: _____

Signatures

Customer Signature: _____

Date: _____

On Behalf of Belvedere Lets Ltd

Authorized Representative: _____

Position: _____

Signature: _____

Date: _____