

## Wrekin landlords Association Application form.

I found out about the Wrekin Landlords Association from:.....

All information given on this form will be treated in the strictest of confidence. All forms should be returned to: **The Chairman, Wrekin Landlords Association, c/o Peter Richardson Estates, 10-12 Hills Lane Drive, Madeley, Telford, TF7 4BP.**

I/We enclose the fee of £20 (made payable to The Wrekin Landlords Association) to become a member of The Wrekin Landlords Association. Please send me relevant email updates/alerts, as required, to Email Address: .....

Applicants name Name/s: ..... I declare that I am:

A Landlord or ☐ Letting Agent.

Company name (if ☐ applicable): .....

Address: .....

.....

Phone Landline: .....

Mobile: .....

In applying to join; I/We agree to abide by the Associations Code of Practice below:

Signed: ..... Dated: .....

### Wrekin Landlords Association Code of Conduct for Private Landlords:

1. The Wrekin Landlords Association (WLA) Code of Conduct sets out general guidance for WLA members who rent out all or part of a dwelling(s) for use as a private residence.
2. Members of the WLA are expected to comply with all current Government landlord / tenant law in respect of their properties, including racial equality, disability discrimination and that specified in the 2004 Housing Act, as well as the local authority's Housing Health and Safety Rating System (HHSRS) and requirements for HMO licenses.
3. Members will promote good relationships between themselves and their tenants, treat their tenants in a fair and honest manner and not mislead their tenants in any way.
4. WLA members will respect the tenants right to peaceful and quiet enjoyment of the property.
5. Members who take Deposits will abide by the rules of the Governments Deposit Protection Scheme, breaches of the scheme may result in expulsion from the WLA as well as the legal penalties imposed by the courts.
6. WLA members are expected to have the relevant insurance in place on all their rental properties. The associations recommended insurer is Alan Boswell, but landlords are free to make their own choice.

7. The WLA executive committee will impose a 6 months probationary period on any WLA member whose actions / conduct is found to cause concern i.e. through council / police reports, or actions taken against the landlord by the courts etc.
8. Under no circumstances must WLA members bring the Association into disrepute or use their membership inappropriately, this will result in expulsion from the Association.

### ***SURVEY***

The following is a voluntary survey which you might like to fill in. It helps us understand the needs and interests of our members and may only be used in general non-member specific if calculating representative quantities of numbers or types of properties as a total of membership. Please tick boxes where appropriate. Thank you.

How many properties do you currently have in your portfolio or under your management?					
3 or less	4-10	11-20	21-50	51-100	101+
How many properties do you currently own/manage in Telford & Wrekin					
3 or less	4-10	11-20	21-50	51-100	101+
Do you use a Letting agent		Yes/Always	Sometimes	No/Self Manage	
What property types do you currently have in your portfolio/under your management?					
Single lets/Family homes	Houses of Multiple Occupation (HMO)		Commercial Premises	Serviced Accommodation /Holiday Lets	
Do you accept tenants on Benefits?		Yes	No	Maybe	

### **Accreditation**

Are you currently accredited	Yes	No
What schemes are you accredited with? (Please tick)	Midlands Landlord Accreditation Scheme (MLAS)	
	National Residential Landlord Association (NRLA)	
	National Landlord Code of Ethics (NLCE)	
	Residential Landlord Association (RLA)	
	Other	
Other		