



Power of Attorney



Landlord/Owner:

Property Address:

AND

HENRY JAMES HUTCHINS OF CLEVERSTUDENTLETS LTD,
2 QUEEN ANNE TERRACE, NORTH HILL, PLYMOUTH, PL4 8EG.

Power of Attorney

For the purpose, of The management by the Attorney of the letting of the Property.

This Power of Attorney made (Date:)
By (name)

(hereinafter called "the Principal") **Witnesses** as follows: -

1. The Principle hereby appoints HENRY JAMES HUTCHINS OF CLEVERSTUDENTLETS LTD, 2 QUEEN ANNE TERRACE, NORTH HILL, PLYMOUTH, PL4 8EF.

(hereinafter called "the Attorney") to be the Attorney of the Principle in his name and on his behalf as his act and deed or otherwise: -

(1) To execute all documents and undertake all acts and deeds which the Attorney acting reasonably considers necessary in connection with the management by the Attorney of the letting of the Property(s) referred to in the Schedule attached hereto including without limitation the engaging of workmen or independent contractors to undertake repairs to the property, the receipt of all rental payments in connection with any letting thereof, the payment from such monies of all outgoings in connection therewith including where appropriate insurance premiums, mortgage payments or other bills and payment of any workmen or independent contractors engaged by the Attorney and the issuing or defending of any Court proceedings involving any tenant of the Property including proceedings for possession.

(2) And for the purposes aforesaid or any of them to appoint and remove at his pleasure any substitute for or agent under him in respect of all or any of the matters aforesaid upon such terms as the Attorney shall think fit

(3) Generally, to execute any deed or sign document which may be required and to do any other act which Attorney shall consider necessary or expedient for carrying out any of the purposes or acts hereby authorised in the same manner and as fully and effectually in all respects as the Principle could have done if personally present.

(4) **The** Principle hereby undertakes to ratify everything which the Attorney or any substitute or agent appointed by him under the aforesaid power shall do or purport to do by virtue of these presents.

(5) **This** power does not apply to:

(1) trust estates

(2) trustee functions within the meaning of the Trustee Delegation

Act 1999

In witness, whereof the Principle has hereunto set his hand the day and year first above written

Signed as a Deed and Delivered by

The Principle

Witnessed by
(sign).....(print).....