

Addendum

Level 3 Residential Letting and Property Management

December 2021

Unit 1

Changed Welsh Parliament to Senedd throughout
Added sub section on licences
Updated list of high-risk countries for money laundering purposes

Unit 2

Minor changes to leases and licences section to clarify
Amendment to the section on Section 21 notices (Form 6A) to clarify
Added sub-section on smoke and carbon monoxide alarms to update and clarify
Added 2% surcharge to SDLT for non-resident buyers

Unit 3

Added extension of cooling period when clients not informed
Added to list of extra work charged under let and management service
Clarified status of EU and EEA citizens under right to rent criteria
Added EICR to documents needed for letting
Added small sub-section on online valuation under market appraisal section
Clarified pet clause in government model tenancy agreement
Added statistics about build to rent
Added note about MEES exemptions
Clarified tax credit on mortgage interest for tax purposes
Added court case details regarding tenant fees ban
Updated LHE table
Added to section on signatures regarding electronic signatures on documents
Added small sub section on smoke and carbon monoxide alarms under safety records
Added possibility of tenants wanting to improve energy efficiency and accessing funding
Reduced section on green homes grants now withdrawn
Changed MHCLG to DLUHC where appropriate

Unit 4

Clarified case of agent being fined for not having CMP
Clarified tax credit on mortgage interest for tax purposes
Added comment on inventories being compiled using software packages
Clarified when condition of fixtures/fittings etc can be described as 'new'