

SERVICE SHEET · RENT

The rental *search*

We search, visit, submit your file and chase property managers for you. CHF 290 at order, the balance only if you sign a lease we found.

290.–	1,200.–	3 months
at order, File and Alerts included	to 2,400.– balance, at lease only	assignment, extendable free

AFFINITÉS IMMOBILIER · SELL · BUY · RENT

01 IN BRIEF

We search, visit and apply, *you sign*

Finding a flat means hours of listings, lunchtime viewings and follow-ups that go unanswered. We do it for you, with your Tenant File and Rental Alerts included. The balance is only due if you sign a lease we found.

290.–	1,200.–	3 months
at order, File and Alerts included	to 2,400.– balance, at lease only	assignment, extendable free

02 WHAT IS INCLUDED

All the work, *done for you*

Your Tenant File
Complete, checked, with your cover letter: it goes out within the hour to every flat we select.

Rental Alerts
For the whole search, at no extra cost.

Sorting and appointments
We read the listings, discard the false bargains and book the viewings.

Viewings, with or without you
When you cannot come, we visit for you: written report and photos in your portal the same evening.

Submission and follow-up
Your file submitted within the hour, then follow-ups with the property manager until there is an answer.

The lease checked before signing
Clauses, rent deposit, and the official initial-rent form, mandatory almost throughout the canton: you know what you sign.

03 HOW IT WORKS

Four steps, *to the keys*

I

You order

CHF 290, paid online, secured by SumUp.

II

We agree your criteria

Alexandre calls you within one business day; your documents go into your portal.

III

We search, visit, apply

Selected flats arrive in your portal with their Affinity Index; your file goes out within the hour, every follow-up is logged.

IV

You sign

Lease checked before signing. The balance is then due, according to the net rent obtained.

04 THE SCALE

The balance, *known in advance*

NET MONTHLY RENT OBTAINED	BALANCE AT SIGNING	TOTAL WITH THE ORDER
Up to CHF 2,000	1,200.–	1,490.–
CHF 2,001 to 3,500	1,800.–	2,090.–
Over CHF 3,500	2,400.–	2,690.–

Less than one month's rent, where a search is commonly charged one to three months. If you do not sign a lease we found, nothing else is due.

05 GOOD TO KNOW

What the Search is not

A promise of a flat

The landlord chooses the tenant. We promise work, timelines and a file; we never promise a lease.

Paid twice

If we let a flat ourselves on behalf of its landlord, you pay no balance on it: never both sides.

06 THE TERMS

Simple, *and in writing*

Purpose	The Rental Search is a search and brokerage contract (art. 394 ff. and 412 ff. CO): Tenant File, Rental Alerts, sorting listings, booking viewings, viewings with or without you, submitting your file, follow-ups and checking the lease before signing.
Term	Three months, extendable by mutual agreement at no cost. A lease signed within three months after the end of the contract, for a flat we presented during it, remains subject to the balance.
Your rights	We will never ask you to waive your right to challenge the initial rent (art. 270 CO), and the rent deposit stays limited to three months' rent, in an account in your name (art. 257e CO).
No promise of a flat	The landlord alone chooses the tenant. We commit to work, timelines and a file, never to obtaining a lease.
Your data	Your documents are stored in a protected area of our server in Europe (Germany), read by Alexandre alone, shared with a property manager only with your consent, flat by flat, and deleted thirty days after the end of the assignment. Details in the privacy policy.
Law and jurisdiction	Swiss law. Place of jurisdiction Lausanne, subject to mandatory consumer jurisdictions.
Price	CHF 290 at order, paying for the File, the Alerts and organising the search. The balance is only due if you sign a lease for a flat we presented to you: CHF 1,200 up to CHF 2,000 net monthly rent, CHF 1,800 from CHF 2,001 to 3,500, CHF 2,400 above.
Never due	No balance if you find a flat alone that we did not present, nor for a flat we let on behalf of its landlord.
Cancellation	Each contract can be ended at any time, by you or by us (art. 404 CO). What has been delivered remains due; nothing else is.
One client per lease	We are never paid on both sides of the same lease (art. 415 CO).
Prices	Final prices. The amount shown is the amount paid. Online payment through SumUp.

> We are never paid on both sides of the same lease.

Let’s talk about *your plans*

Order online at affinites-immobilier.ch/en/rental-search, or call us: Alexandre answers, and Noah, our advisor, day and night.

TELEPHONE

021 312 85 58

day and night, weekends included

EMAIL

hello@affinites.ch

reply within 24 working hours

This service online

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OUR SERVICES

Tenant File · Alerts · Search · Relocation · Replacement · Handover · Letting · Managers