

SERVICE SHEET · RENT

The replacement *tenant*

Leaving before the end of your lease: we find a solvent replacement who releases you (art. 264 CO). CHF 190 at order, CHF 500 when the property manager accepts.

190.–	500.–	Art. 264
at order	if the manager accepts our candidate	CO: leaving early, properly

AFFINITÉS IMMOBILIER · SELL · BUY · RENT

01 IN BRIEF

Leave early, *without paying two rents*

The law releases you from the lease if you present a solvent replacement tenant ready to take it over on the same terms. You still have to find one, and their file has to convince the property manager. That is our job.

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at order	if the manager accepts our candidate	CO: leaving early, properly

02 WHAT IS INCLUDED

Your departure, *organised*

- **The early-termination letter**
  Compliant, sent at the right time, with your desired departure date.
- **Advertising your flat**
  Photos, description and the exact lease terms: rent, charges, takeover date.
- **Viewings and selection**
  We organise viewings and keep only solvent candidates ready to take over the lease as it stands.
- **A complete file for the property manager**
  At least one candidate, in writing, with proof of solvency: the property manager may refuse only on objective grounds.

03 HOW IT WORKS

Four steps, *to your release*

I

You order

CHF 190, paid online, secured by SumUp.

II

You upload your lease

With the official form or latest rent notice and a few photos, in your portal.

III

We find and present

Listing, viewings, selection, complete file to the property manager.

IV

The property manager accepts

You are released on the agreed date; the CHF 500 is then due.

04 GOOD TO KNOW

What this service is not

Paid by the new tenant	The tenant who takes over your lease pays nothing, to you or to us: never twice for the same lease.
A guaranteed release	The decision rests with the property manager; if no candidate is accepted, the CHF 500 is not due.

05 THE TERMS

Simple, *and in writing*

Purpose	Contract to find a replacement tenant within the meaning of art. 264 CO: early-termination letter, listing, viewings, selection and presentation of at least one solvent candidate to the property manager.
Price	CHF 190 at order; CHF 500 when the property manager accepts a candidate we presented. If no candidate is accepted, nothing else is due.
Never charged	The new tenant pays nothing. We are never paid on both sides of the same lease.
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.
No promise of a flat	The landlord alone chooses the tenant. We commit to work, timelines and a file, never to obtaining a lease.
One client per lease	We are never paid on both sides of the same lease (art. 415 CO).
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.
Prices	Final prices. The amount shown is the amount paid. Online payment through SumUp.
Law and jurisdiction	Swiss law. Place of jurisdiction Lausanne, subject to mandatory consumer jurisdictions.

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

Let’s talk about *your plans*

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

TELEPHONE

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day and night, weekends included

EMAIL

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reply within 24 working hours

This service online

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