

SERVICE SHEET · RENT

Letting your flat

For owners of one or two flats without a property manager: advised rent, listing, viewings, selection, lease and inspection. CHF 1,500 when the lease is signed, nothing if no tenant.

1,500.–	0.–	0.–
when the lease is signed	if no tenant	for the tenant, always

AFFINITÉS IMMOBILIER · SELL · BUY · RENT

01 IN BRIEF

Let your flat, *to the right tenant*

You own one or two flats and have no property manager. We find the right tenant, at the right rent, with a proper lease. You pay only when the lease is signed, and the tenant never pays anything to obtain it.

1,500.–	0.–	0.–
when the lease is signed	if no tenant	for the tenant, always

02 WHAT IS INCLUDED

From advised rent *to the keys*

- **The advised rent**
  Compared with asking rents in your municipality, within the rules on initial rent and the official form.
- **Viewings and selection**
  Group viewings, checked files, solvency verified: you choose among the best, with full knowledge.
- **The move-in inspection**
  Report and dated photos: the basis for any discussion at move-out.
- **The listing**
  Photos, text, publication on the portals; enquiries come to us, not to you.
- **A proper lease**
  Lease, official initial-rent form, rent deposit in an account in the tenant's name.

03 HOW IT WORKS

Four steps, *one tenant*

I

You write to us

Alexandre visits the flat and advises you on the rent.

II

We publish and select

Listing, viewings, checked files.

III

You choose

Among the shortlisted candidates, on file.

IV

The lease is signed

Inspection done, deposit in place: the CHF 1,500 is then due.

04 GOOD TO KNOW

Our landlord rules

The tenant never pays

No file, viewing or allocation fees are asked of them: you are the one who instructs us.

Never both sides

A flat we let for you is never charged to one of our searching tenants.

Not property management

Rent collection, heating and maintenance stay with you, or with the property manager of your choice.

05 THE TERMS

Simple, *and in writing*

Purpose	Letting brokerage contract given by the landlord (art. 412 ff. CO): advised rent, listing, viewings, selection, lease, official form, deposit and move-in inspection.
The tenant	Pays nothing to obtain the lease (art. 254 CO). We never charge them a search balance on this flat.
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 1,500, due only when a lease is signed with a tenant we presented. Nothing is due if no lease is signed.
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.

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Let’s talk about *your plans*

Order online at affinites-immobilier.ch/en/letting, 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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