



Advertising Terms and Conditions

Dated 1st January 2011

1. This agreement is between you, the Landlord or legal freeholder or leaseholder of a property, and us, Let Select Limited; a Company registered in England & Wales, Company Number 05728920 at legal Registered office address Old Pump Offices, Main Road, Meriden, CV7 7NF.
2. You agree to pay for advertising your property, (either the “Gold”, “Silver” or “Bronze” package as outlined in our brochure) in advance and that all our prices are subject to VAT at the prevailing rate at the time that payment is made. Payment must be made in advance either by credit or debit card or by bank transfer. Let Select Limited will advertise your property on your behalf on one, or up to three, of the leading UK property websites depending on which package you opt for.
3. You understand that this is an advertise-only service package and that Let Select Limited does not guarantee any success from the adverts placed. Furthermore, you understand that the response rates are determined by the subject and quality of the images you provide to Let Select Limited, the monthly rental figure that you instruct us to advertise at and also seasonal factors which may improve response rates or be detrimental to response rates. Let Select Limited does not control these.
4. Adverts will go live on our systems and will become available to be viewed within three working hours of the full payment, with the relevant number of images and property details being received. Adverts will remain live for a maximum of two calendar months from the first date that they were displayed, or until such time as you advise us that you have found a suitable tenant, whichever is the earliest.
5. After two calendar months if you haven't found a suitable tenant you can opt to renew the advert by paying for the package again or you can opt to upgrade to a higher package if applicable. No refunds are given under any circumstances.
6. All responses are sent by SMS text message to your mobile phone. You give your permission to Let Select Limited to send SMS text messages to your mobile. If you change your mobile number within the two months advertising period you agree to tell us your new mobile number. Let Select Limited is not liable for any issues that may arise with your mobile phone provider if for whatever reason you don't receive the SMS we send. All sent SMS messages are logged; they are time and date stamped on our systems and our system will notify us when you read them.

7. All responses will be vetted as per your instruction prior to being sent to you. Let Select Limited does not warrant the credit worthiness or the quality of the prospective tenant and you agree that the responsibility for the suitability of the person to become your tenant rest with you. Let Select Limited will not carry out any identity checks on the prospective tenant unless you specifically ask us to. We advise you to remain vigilant when conducting viewings and to maintain the highest levels of personal safety at all times when meeting people you do not know.
8. Let Select Limited offers and advertising and response handling service only and will forward details of all suitable tenants to you directly. Let Select Limited will not arrange viewings, conduct viewings, give feedback before or after viewings or be involved in any negotiations with any prospective tenant. Let Select Limited will not arrange move ins, routine inspections, nor move outs, nor have any dealings with utilities nor receive or pay rent. This is purely an advertising-only service with no guarantee as to the amount of response, if any. The Landlord is responsible at all times for the safety of the property which they let and warrants that the property has a full and valid Landlord Gas Safety Certificate and Energy Performance Certificate (otherwise known as an "EPC") in place when the property is advertised. Let Select Limited is bound by legislation to advertise the Energy Performance Certificate data and this data or a copy of the EPC must be provided at the time you purchase the advertising. Let Select Limited will not be liable if you do not have a valid Energy Performance Certificate.
9. Let Select Limited will provide the name and contact numbers of suitable tenants who respond to your advert immediately that it is received if received during normal office hours, or as soon as practicably possible if received outside normal office hours. Office hours are 9am to 5.30 pm Monday to Friday and 9am to 3pm on Saturdays. Our office hours do not include Sundays or Bank Holidays or other public holidays. Let Select Limited does not act as agent for the prospective tenant and therefore cannot arrange nor confirm their attendance on viewings, nor give any feedback. Let Select Limited is not liable for any losses that you incur if prospective tenants do not arrive for their viewing appointment or if they agree to take the tenancy and then do not.
10. You agree to contact prospective tenants within five working days of receiving their details from us and you agree to provide the prospective tenant with your contact details should you wish to continue with any viewing or application. Let Select Limited will never pass your details to prospective tenants. You understand that the lettings market changes by the minute and failure to contact prospective tenants quickly may result in them finding alternative properties elsewhere without advising you.
11. You understand that Let Select Limited will only pass on prospective tenant details once. If you lose or delete a text message you can request that it is re-sent but Let Select Limited will not send multiple texts if you fail to contact prospective viewers in a timely manner.
12. If you consistently ignore requests for viewings or for further information about the property, or deliberately do not respond to prospective tenants after we have text them to your mobile, Let Select Limited has the right to withdraw your advert after seven day's notice with no refund being given.
13. You understand that "Let Select" is the advertise-only brand of H2L Property Management Limited and that full-agency end-to-end services are available should

you wish to take up any other services after having advertised your property. These services include Full Tenant Referencing (often where we charge the tenant applying, not you), Rent Collection, Tenancy Renewal, Legal Services and Full day-to-day Management.

14. No "To Let" board is available with this package and Let Select Limited cannot appraise your property for the level of achievable rental income.
15. All advertising will be in the name of "H2L" which is our partner company and also part of the same Group. Details of your payment, therefore, will appear on your credit or debit card statement as "H2L".
16. Let Select Limited is not responsible for the availability or continuity of service of the websites on which your property is advertised. You are responsible for the content which we upload, including images and text, on your behalf. You warrant that the property belongs to you and that the images you provide to us also belong to you and that they are not trademarked or copyright. You give us your permission to use any content that you send us.
17. Let Select Limited may use its editorial discretion in the wording of your advertising to ensure that the property is advertised correctly subject to current legislation. Let Select Limited will optimise the advertising to ensure that the property is marketed to its best.
18. Let Select Limited offers its services only in England and Wales. Overseas landlords may use our services provided their property is situated in England and Wales and provided their mobile phone is able to receive SMS text messages whilst they are overseas.
19. The language of these Advertising Terms and Conditions is English and it is agreed that these Advertising Terms and Conditions are to be under the jurisdiction of the English Courts. You agree that you have read, understood and agreed to these Advertising Terms and Conditions regardless of whether you sign our Agreement.
20. You have the right to a seven-day cooling off period during which time you can cancel this agreement. However, if you have found a suitable tenant during this time by using our service you will be required to pay our reasonable costs in providing this service and no refund will therefore be given.