

Accommodation Advertisement Form

Please complete one form per property unit

Contact Details		
Agent/Landlord Name: _____	Company _____	
Home / Business Address: _____		
		Postcode _____
Mobile No: _____	Email: _____	Telephone No: _____
Website: _____		

Property Address
Address of Property to be advertised: _____
Post Code: _____

Type of property: <i>(please tick)</i>			
Flat/Apartment	<input type="checkbox"/> House	<input type="checkbox"/> Maisonette	<input type="checkbox"/>
Studio	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Spare Room	<input type="checkbox"/>
Caravan/Camp Site	<input type="checkbox"/> Room in a Shared House	<input type="checkbox"/> Serviced Room (B&B, Guesthouse, etc)	<input type="checkbox"/>
Size of property (<i>No. bedrooms</i>): _____ Number of beds to let: _____ Habitable Floors: _____			
Description of Property <i>(Optional - Max 15 words)</i>			

Shared Facilities: <i>(For use by all tenants)(please tick)</i>					
Bicycle Storage	<input type="checkbox"/>	Broadband Internet	<input type="checkbox"/>	Cooking Facilities	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	Double Glazing (Full)	<input type="checkbox"/>	Double Glazing (Part)	<input type="checkbox"/>
Freezer	<input type="checkbox"/>	Fridge	<input type="checkbox"/>	Fridge Freezer	<input type="checkbox"/>
Furnished	<input type="checkbox"/>	Garden / Yard (Communal)	<input type="checkbox"/>	Garden / Yard (Own)	<input type="checkbox"/>
Garden / Yard (Shared)	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Telephone	<input type="checkbox"/>
Tumble Dryer	<input type="checkbox"/>	Unfurnished	<input type="checkbox"/>	Washing Machine	<input type="checkbox"/>

Number of Facilities: <i>(please enter a number)</i>					
Bathrooms	<input type="checkbox"/>	En-Suite	<input type="checkbox"/>	Toilets	<input type="checkbox"/>

Safety & Security: <i>(please tick)</i>					
Burglar Alarm	<input type="checkbox"/>	Carbon Monoxide Detector	<input type="checkbox"/>	Fire Alarm System	<input type="checkbox"/>
Fire Blanket	<input type="checkbox"/>	Fire Extinguisher	<input type="checkbox"/>	Heat Detector	<input type="checkbox"/>
Smoke Detector	<input type="checkbox"/>				

Suitable For: <i>(please tick)</i>					
Couples	<input type="checkbox"/>	Family	<input type="checkbox"/>	Only suitable for 55+ needing support	<input type="checkbox"/>
Only suitable for 55+ without support	<input type="checkbox"/>	Pets	<input type="checkbox"/>	Pets Considered	<input type="checkbox"/>
Singles	<input type="checkbox"/>	Smokers	<input type="checkbox"/>		

Mobility: *(please tick)*

Ground Floor Bathroom	<input type="checkbox"/>	Ground Floor Bedroom	<input type="checkbox"/>	Level Access Throughout	<input type="checkbox"/>
Moveable Access Ramp	<input type="checkbox"/>	Permanant Access Ramp	<input type="checkbox"/>	Wheelchair Friendly Doors	<input type="checkbox"/>

** Mobility Compliant Facilities

Heating: *(please tick)*

Air Source Pump	<input type="checkbox"/>	Communal Heating System	<input type="checkbox"/>	Electric Fire	<input type="checkbox"/>
Electric Radiator	<input type="checkbox"/>	Electric Storage Heaters	<input type="checkbox"/>	Electric Under Floor	<input type="checkbox"/>
Electric Warm Air	<input type="checkbox"/>	Gas Central	<input type="checkbox"/>	Gas Fire	<input type="checkbox"/>
Gas Radiator	<input type="checkbox"/>	Gas Warm Air	<input type="checkbox"/>	Oil Radiator	<input type="checkbox"/>
Solar Heating	<input type="checkbox"/>	Solid Fuel	<input type="checkbox"/>		

Certification:Gas Certificate: _____ Expiry Date: *(please enclose a copy if applicable)* _____HMO Licence: _____ Expiry Date: *(please enclose a copy if applicable)* _____EPC Reference: _____ Expiry Date: *(please enclose a copy if applicable)* _____

Energy Efficiency(EPC Rating): _____ Potential Energy Efficiency Rating: _____

Environmental Impact: _____ Potential Environmental Impact: _____

Tenancy Deposit Protection Scheme: _____

Adverts Section *(Please complete those that are applicable)*

Price per Person: From £ _____ To £ _____

Price per Room: From £ _____ To £ _____

Whole Property Rent: Week £ _____ Month £ _____

Deposit (per person / room / property)(£): _____ Let Property to: Individuals/Groups/Both

Is this inclusive of:	Water: Yes/No	Gas: Yes/No	Electricity: Yes/No
	Council Tax: Yes/No	Internet: Yes/No	

Property Available From: _____ Contract Length: _____

Request Start Date: _____ Admin Fee: _____

Please ensure you have completed the entire application

- I confirm that the information supplied on this application is true to the best of my knowledge and belief.

- I agree to indemnify Somerset Homelet and Localpad Limited in respect of any loss arising from inaccurate misleading or incomplete information in this application.

- I agree to any and all advertising conditions listed below.

I am the Landlord / Landlady / Agent for this property *(delete as appropriate)*

Print Name: _____ Date: _____ Signed: _____

For Office Use Only

Advertising Conditions

1. The information on the Somerset Homelet website constitutes an invitation to you to offer details of your property to Localpad .co.uk and Somerset Homelet to be advertised on the Somerset Homelet site. No contract shall arise between you and Localpad.co.uk and Somerset Homelet until Localpad .co.uk and Somerset Homelet has accepted your offer by accepting the relevant fee (where applicable) relating to your chosen advertising option.
2. On accepting the offer Localpad.co.uk and Somerset Homelet shall proceed with the advertisement of your property.;
3. You warrant and represent to Localpad.co.uk and Somerset Homelet that:-
 - The property complies with the Gas Safety (Installation & Use) Regulations 1998 to ensure all gas appliances are maintained in good order and an annual safety check is carried out by an approved Gas Safe engineer
 - Any furniture provided by the landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988
 - Any deposits taken will be protected in one of the Government approved schemes and the relevant prescribed information will be provided to the person(s) or relevant organization within 30days as required by the Housing Act 2004
 - An Energy Performance Certificate (EPC) will be provided to any prospective tenant
 - The property complies with all relevant regulations and guidance for such property as set out in the Housing Act 2004 (as amended) including but not limited to the Housing Health and Safety Rating System (England) Regulations 2005 (as amended) or relevant legislation in Scotland or Northern Ireland;
 - The property will not be deemed to have any deficiencies (bearing in mind the use for which such property is intended) in any risk assessment conducted under the Housing Health and Safety Rating System and you would not be required to undertake any remedial work following such risk assessment;
 - The property is free from unnecessary and avoidable hazards; where hazards are necessary or unavoidable, they should be made as safe as reasonably possible; and
 - The advert is compliant with the Equalities Act 2010 and does not contain any statements which would be discriminatory against any of the protected characteristics.
4. Without prejudice to any other right or remedy available to them, Localpad .co.uk and Somerset Homelet reserve the right to terminate the contract and remove your property details from the website at any time for breach of any of the warranties and representations contained in Condition 3 above or for any other reason at the absolute discretion of Localpad .co.uk and Somerset Homelet and without obligation to specify its reason.
5. In the event that Localpad .co.uk and Somerset Homelet exercises its rights under Condition 4 above, it will refund to you a proportion of any fees paid in advance (so far as such fees relate to advertising after the cancellation date) on a pro rata basis but without further liability to you in respect of any direct or indirect losses whether by way of loss of profit, loss of bargain or otherwise.
6. Whilst every effort is made to ensure that all information is entered correctly and each advertisement Localpad .co.uk and Somerset Homelet carries for you onto the website is correct, Localpad.co.uk and Somerset Homelet recommends that you check the contents of each advertisement carefully once posted.
7. Localpad .co.uk and Somerset Homelet shall have no liability whatsoever in contract, tort (including negligence)and breach of statutory duty or otherwise for any:
 - Indirect; economic; incidental; special; exemplary; or consequential loss (and for these purposes consequential loss shall include without limitation all loss of profit, opportunity, anticipated profit, anticipated revenue, business and/or goodwill) or damage suffered by you;
 - any loss of, or damage to, goodwill;
 - loss of, or loss of use, of any hardware, software or data (including but not limited to data entered onto the [property management module]; howsoever caused as a result of your use of the Somerset Homelet site even if Localpad .co.uk and Somerset Homelet has been advised of the possibility of such damages or losses.
8. The total liability of Localpad .co.uk and Somerset Homelet and in relation to the use of Localpad .co.uk and Somerset Homelet (and for any and all acts or omissions on the part of itself or its employees, servants, agents or sub-contractors giving rise to loss or damage) shall be limited to the amounts received by it from you prior to the date such loss arises or action is commences (whichever is the earlier).