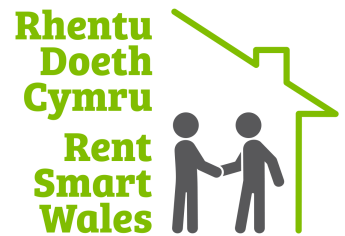


Landlord Licence granted under section 21 of the Housing (Wales) Act 2014



Landlord Licence Information

Fernando Mendoza Contreras	is licensed for letting and managing activities as a landlord (as defined in sections 6 and 7 of the Housing (Wales) Act 2014)
Licence Number	#LR-75063-55952
Date Licence Granted	19/06/2018
Date Licence Expires	18/06/2023

Your attention is drawn to the conditions of your licence which are overleaf. These conditions contain important requirements that you must comply with in order to continue to hold your licence and to secure renewal in the future.

If you disagree with any of the conditions as part of this licence, other than the condition to comply with the code of practice issued by the Welsh Ministers, you are able to submit an appeal within 28 days of the notification date on this licence. Appeals must be addressed to: Residential Property Tribunal Wales, 1st Floor, West Wing, Southgate House, Wood Street, Cardiff, CF10 1EW www.rpt.gov.wales/

Bethan Jones, Operational Manager, Rent Smart Wales

Notification Date 19/06/2018

If this licence is surrendered or revoked it must be returned to Rent Smart Wales. Any reference to Rent Smart Wales in this document relates to the County Council of the City and County of Cardiff who are designated as the Licensing Authority for the whole of Wales under the Housing (Wales) Act 2014

Name of Licence Holder
Fernando Mendoza Contreras

Date Licence Granted
19/06/2018

Licence Number
#LR-75063-55952

Date Licence Expires
18/06/2023

Your landlord licence is awarded under the provisions of Part 1 of the Housing (Wales) Act 2014; subject to the following conditions:

1. Licensees are only able to carry out management of any property for which they are a landlord. This licence does not permit licensees to let or manage properties (doing any tasks as defined in the Housing (Wales) Act 2014) where they are not the landlord. If a licensee wishes to do this they must make an application to Rent Smart Wales for an Agent licence.
2. Licensees must comply with the Code of Practice for Landlords and Agents licensed under Part 1 of the Housing (Wales) Act 2014. A copy of the Code can be viewed online on our Downloads Page. The Code contains two elements. First and foremost, it sets out what landlords must do to keep to the conditions of this licence. All requirements given as 'musts' are already contained in legislation and are requirements licensees should already be aware of due to the training licensees have completed to obtain this licence. The second element of the Code is information on what can be done to raise standards above the minimum level required by law. This is described as "Best Practice", and is shown in shaded boxes throughout the document. These are carried out at the discretion of landlords and lettings agents. Failure to meet Best Practice would not be a reason for Rent Smart Wales to revoke a licence.
3. Licensees must not instruct an unlicensed person/company (an agent) to assist or fully undertake letting or management work at their properties, except for the circumstances described in point 4 below.
4. Licensees may appoint an unlicensed person to be the main point of contact and make any decisions relating to their rented properties for a short period of time such as a holiday or hospital stay which is less than 4 consecutive weeks. If a licensee is away/unable to manage their property(s) for 4 or more consecutive weeks, they must appoint a licensed agent to let or manage their properties on their behalf for this time.
5.
 - a. If a licensee's main residence/business address is outside England, Scotland or Wales, the licensee must either appoint a Rent Smart Wales licensed local* agent, or employ a locally* based member of staff to assist in the management of the rental property(s).
 - b. If a licensee's main residence/business address is located in England, Scotland or Wales but is 200** or more miles from the rental property, the licensee must either appoint a Rent Smart Wales licensed local* agent, or employ a locally* based member of staff to assist in the management of the rental property(s).

Should either of these conditions apply, the licensee will have 8 weeks from the date their licence is granted, or from the date this condition applies, to put such person(s) in place".

*locally based / local means somebody who lives in England, Scotland or Wales and is within 200 miles (i.e. less than) of the rental property. ** the mileage calculated through the use of Google maps using the shortest distance calculator between the landlord's home address or the agents business address and the rental property at the furthest distance.
6. If a licensee's circumstances change and they begin employing staff (who are on their payroll, etc) which undertake letting or management activities as defined in the Act, as part of their contract of service they must be suitably trained within 3 months of: a. starting the position or b. if currently employed, within 3 months of the licensee being awarded a licence.
7. Licensees are permitted to use the Rent Smart Wales brand as a licensed landlord. However, this must be used in accordance with the brand guidelines at all times. A copy of the brand guidelines can be viewed online on our Downloads page or licensees can request a copy.
8. The licensee must keep their licence details up to date either within their Rent Smart Wales account at www.rentsmart.gov.wales or by notifying Rent Smart Wales by telephone on 03000 133344 or by post at Rent Smart Wales, PO Box 1106, Cardiff. CF11 1UA. These details must be updated within 28 days of the change. This includes removing the name of connected persons if they are no longer employed by the licensee and informing Rent Smart Wales of any change of Company Directors or Trustees.
9. This licence has been granted on the condition that the licensee is considered fit and proper.

Should this change and the licensee or anyone associated with the licensee is convicted of an offence during the period of the licence the licensee must notify Rent Smart Wales within 14 days of being convicted. Please note driving offences are exempt.