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## Landlord Registration (Rent Smart Wales)

All private landlords are required to register themselves and their properties. Failure to register or providing false or misleading information on your registration is an offence which could lead to, a fixed penalty notice of up to £150, prosecution and unlimited fines, a rent repayment order, rent stopping order, and your ability to secure possession of the property being restricted. If a landlord wants to manage a property themselves, they must be licensed, demonstrate that they are 'fit and proper' to hold a licence and successfully complete approved training. Alternatively, a landlord can appoint a licensed agent to manage property on their behalf.

First4rentals is a fully licensed agent with Rent Smart Wales, our licence number is #LR-80012-71893 (First4rentals Limited).

If there is a change in the registration of your property, (i.e., you no longer use First4rentals as your agent to manage your property), you therefore manage and carry out any activities at your rental property, you must have your own licence with "Rent Smart Wales"(you will not be able to be linked to the First4rentals "Rent Smart Wales" licence). We will inform Rent Smart Wales within fourteen days of you terminating your contract with First4rentals, that that we no longer manage your property. Failure to notify Rent Smart Wales that you are managing your own property, could result in the following

Fixed penalty notices of (either £150 / £250), rent repayment orders, rent stopping orders, criminal prosecution and fines. In addition, landlords are not able to serve valid notices to seek possession of their property unless the property is registered and either the landlord is licensed, or the landlord uses a licensed agent to let and manage the property.