

Renting Long Term

What happens next?

The contract that Property Directors draws up for signature by the lessor and lessee is a formal legal document which conforms to the Spanish law in force "Ley de Arrendamientos Urbanos". Once this document is signed it forms part of a private contract between the lessee and lessor.

The function of Property Directors in this transaction is to find the property for long term rent and to facilitate the rental contract. Property Directors is NOT a Property Management company and once the contract has been signed our role is fulfilled. To this extent the fee received for the services rendered is deemed as a Finder's Fee only.

Property Directors lists and makes available to the market, rental properties which it deems fit for purpose, however by signing the agreement you acknowledge and accept that Property Directors, its employees and/or its associates cannot be held liable or responsible for any defects with the property which may exist or arise in the future. Whilst we carry out a preliminary check on the property we cannot guarantee its structural integrity nor the internal fixtures, fittings and appliances.

Nevertheless, we are on hand to assist you with any teething problems you may have with the property in the first few days after moving in. This is all part of our standard after sales service designed to help you settle in to your new home in Spain.

There will be occasions thereafter when you may need specialist assistance or advice on a whole range of matters, especially if you do not speak the language. To this extent we offer our '**Living in Spain Solutions**' support package, a specialist assistance package designed to help you when you need it most, covering the complex aspects of living in Spain, like obtaining NIE numbers, securing places at local schools, setting up phone/ADSL lines, interpreting etc.

For complete peace of mind you may like to consider upgrading to the higher level of service we can provide through the optional, '**Living in Spain Solutions**'. For Rental clients we charge a flat fee of Euros 750 which covers you for 6 months from moving in.

Our '**Living in Spain Solutions**' includes:

- Interpreting service - most of our landlords are Spanish and do not speak English and this can lead to frustrations on both sides. As a totally bilingual agency, we can be on hand to liaise with landlords on issues that you may have difficulty with and to ensure there are no misunderstandings.

- NIE service - you will undoubtedly require an NIE number, or as it is now referred to as a foreign registration certificate. This is now obligatory and a pre-requisite for the following activities:

- o Buying a property in Spain
- o Open a residents bank account
- o Apply for a driving license in Spain and to validate your current EU driving

license in Spain

- Apply for a business permit
- Apply for a mortgage or other type of loan.
- Pay your taxes
- Telephone (inc. mobiles), electric, water contracts
- To make purchases above 3,000 Euros
- Employment contracts

We will accompany you to the relevant authorities to obtain this important certificate

- Empadronamiento service – The "Certificado de Empadronamiento" refers to the process of registering with the town hall as a resident of your municipality. It is important for all residents in a municipality to register in order for the local government to receive the proper amount of funds necessary to run the city and maintain infrastructures. This way, you will ensure that your sewage system continues to run smoothly, rubbish will disappear on schedule and your local health clinic and post office will be adequately staffed. All along the Costa del Sol, basic services suffer because so many foreign residents do not register for the "padrón" and therefore do not count when it comes time for the central government to allot budget to their local municipalities.

Apart from the importance of this registration, it is also a pre-requisite:

- if you are buying a new vehicle
- changing registration plates on existing vehicles
- children's schooling.

- Assistance with registration at School(s).

- Assistance with opening a Spanish bank account.

- Telephone/ADSL service - we can set this up with Telefonica and get you connected or offer alternative telecoms solutions.

- We can introduce you to first class English speaking, Banks, Mortgage Brokers, Currency Transfer specialists, Lawyers and Architects should these services be required at anytime in the future.

- In addition for Long Term Rental clients, we offer a full refund of the '**Living in Spain Solutions**' fee should you eventually purchase a property through Property Directors.

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If you wish to sign-up for our '**Living in Spain Solutions**' please call Property Directors on (+34) 952 963937 or mobile (+34) 607 816638