Application for the consideration of an exemption to obtain business safeguards

Agent licensee completing letting and management activities on behalf of one client landlord in respect of two or less rental properties in Wales

The below declaration should be completed where an agent is completing letting and / or management activities for one client landlord **only** and where that licensee wishes to apply for an exemption to the licence condition requiring the licensee to obtain and maintain client money protection and professional indemnity insurance.

Please complete this form in capitals. Digital signatures are accepted.

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Section A – to be completed by the agent licensee applying for the exemption	
Agent Licensee Details	
Agent Licensee Name	
Agent's Correspondance Address	
Agent's Rent Smart Wales Reference Number	#A2-
Landlord Details	
Landlord's Name	
Landlord's Correspondence Address	
Landlord's Rent Smart Wales Registration Number	#RN-

Section A – to be completed by the agent licensee applying for the exemption	
Agent Licensee Declaration	
I / we confirm that the number of properties I / we let on behalf of the landlord named above does not and will not exceed 2, and	
I / we confirm that number of properties I / we manage on behalf of the landlord named above does not and will not exceed 2, and	
I/we confirm that I / we do not and will not let property for anyone else other than the landlord named above, and	
I / we confirm that I/we do not and will not manage property for anyone else other than the landlord named above.	
I understand that professional indemnity insurance gives cover for the legal costs and expenses in defending a claim against an agent, as well as compensation payable to a client, tenant and / or third party to rectify the mistake should the agent breach a professional duty of contract (e.g., by giving incorrect information) which the client, tenant and / or third party feels aggrieved against**.** I understand the risks I am taking by not having appropriate professional indemnity insurance and that I could be liable for compensation due to a breach a professional duty of contract (e.g., by giving incorrect information) which the client, tenant and / or third party feels aggrieved against**.**	
I / we declare that the information contained in this declaration is correct to the best of my / our knowledge. I / we understand that I / we commit an offence if I / we supply any information to the licensing authority in connection with any of its functions under Part 1 of the Housing (Wales) Act 2014 that is false or misleading and which I / we know is false or misleading or am/are reckless as to whether it is false or misleading.	
Signed:	Date:
Name of person completing this agent declaration: (Must be a Director or Trustee, if signing for a Company/Charity/Trust)	
Name of Company/Charity/Trust, if applicable:	

Section B – to be completed by the landlord instructing the agent named above	
Landlord Declaration	
CLIENT MONEY PROTECTION I / we confirm that I / we will waive the requirement for my appointed agent named above to obtain and maintain client money protection as all client monies are / will be paid directly to the registered landlord, that is myself / ourselves / the company / the charity / the trust.	
CLIENT MONEY PROTECTION I / we understand that client money includes rent, deposits or other funds (whether in the form of cash, cheque, draft or electronic transfer) which an Agent holds or receives, for or from a client, and which is not immediately due and payable on demand to the agent for it's own account.	
PROFESSIONAL INDEMNITY INSURANCE I / we confirm that I / we will waive the requirement for my appointed agent named above to obtain and maintain professional indemnity insurance as I / we, as the registered landlord, have and commit to hold throughout the term of the agent's licence, an adequate building insurance policy or other such insurance policy containing third party liability cover in the minimum sum of £1 million to cover every rental property.	
PROFESSIONAL INDEMNITY INSURANCE I understand that professional indemnity insurance is cover for the legal costs and expenses in defending a claim against an agent, as well as compensation payable to a client, tenant and / or third party to rectify the mistake should the agent breach a professional duty of contract (e.g., by giving incorrect information) which the client, tenant and / or third party feels aggrieved against. I, therefore, understanding that I may be liable for compensation for any breach a professional duty of contract by the agent (e.g., by giving incorrect information) which the tenant and / or third party feels aggrieved against.	
I / we declare that the information contained in this declaration is correct to the best of my / our knowledge. I / we understand that I / we commit an offence if I /we supply any information to the licensing authority in connection with any of its functions under Part 1 of the Housing (Wales) Act 2014 that is false or misleading and which I / we know is false or misleading or am/are reckless as to whether it is false or misleading.	
Signed:	Date:
Name of person completing this landlord declaration: (Must be a Director or Trustee, if signing for a Company/Charity/Trust)	Company/Trust/Charity name (if applicable):

Additional page where the landlord registration is a joint registration and further joint landlords are required to sign this application and declaration	
Signed:	Date:
Name of joint landlord:	
Signed:	Date:
Name of joint landlord:	
Signed:	Date:
Name of joint landlord:	
Signed:	Date:
Name of joint landlord:	