



# RentSquare General Terms & Conditions

## 1. Introduction

1.1 Welcome to RentSquare.io and our related applications (our “Site”). Our Site is owned and operated by RentSquare Limited ('we', 'us' or 'our').

1.2 Please read these terms and conditions of use (“Terms”) before using our Site. By using our Site you are agreeing to be bound by these Terms.

1.3 We may make changes to these Terms at any time. We will let you know what these changes are by posting them to this page, but it is your responsibility as a user to make sure that you are aware of them, by checking for any changes on a regular basis. Changes will become effective as soon as they are posted. If you continue to use our Site after the posting of changes to these Terms, it means that you accept any such changes.

## 2. What we do

Our Site is the main point of contact for RentSquare’s services where we connect tenants with landlords who have a property available to rent. We support our users with tenant-finding, pre-vetting, matchmaking, reference check, inventory, tenancy agreement contract exchange and deposit and rent collection. We also have on demand maintenance services to which the landlord needs to opt-in. On our Site you can also access an online rent valuation for properties which is calculated based on open and user generated data. Finally, we regularly publish blog posts on themes related to renting or letting properties in the UK.

### 2.1. What we do not do

Our information does not constitute any form of advice, recommendation, representation, endorsement or arrangement by us and is not intended to be relied upon by you in making (or refraining from making) any specific investment or other decisions. If we mention companies on our Site, we usually do so because of their attractive offers and organisation values. As general policy we do not vet them. Given that the impact of any information



expressed on our Site can vary widely based on your particular circumstances, you should always carry out your own research into the product that you are interested in.

### 3. Privacy Policy

We take your privacy seriously. Please read our Privacy Policy to see how we manage the information you share with us.

### 4. Links

4.1 Our Site does include details on, or links through to, information provided by other websites. We do not control the accuracy or completeness of that information. You take full responsibility for using and verifying that information and for any decision to use, purchase or refrain from purchasing any of the services or products mentioned on a linked site.

Remember, your contract for those products or services will be with them, not us. Please read their contract carefully before deciding to use them.

4.2 When you use other websites, any personal information you give them will be dealt with in line with their privacy policies, not ours, so please read the privacy policies of each and every such website before using them!

4.3 You are welcome to link to our Site if you comply with the terms set out in this clause and all applicable laws. Any site or service that links to our Site:

- 4.3.1 must not otherwise use any of our trademarks or logos without our written consent;

- 4.3.2 may link only to our homepage if we have given you our prior written consent;

- 4.3.3 must not in any way imply that we are endorsing it or its products or services;

- 4.3.4 must not misrepresent its relationship with us or present false information about us;

- 4.3.5 must not infringe any intellectual property or other rights of any person or otherwise not comply with all relevant laws and regulations;

- 4.3.6 must not contain content that could be considered distasteful or offensive.

If you breach these terms, then we have the right to require that your link be removed and to take action we think appropriate.

## 5. Our content

5.1 All of the content on our Site is owned by us and is protected by English and international copyright laws.

5.2 Our content includes any information or other material found on RentSquare.io or linked social media channels, including tools, blog articles, databases, graphics, software and all other features of our Site. You are allowed to use our content for personal, non-commercial use only. You may make one copy of extracts from this Site on any single computer for personal, individual use only, provided that all copyright and proprietary notices are kept intact. Apart from that, none of our content may be republished, posted, transmitted, stored, sold, distributed or modified without our prior written consent.

5.3 The trademarks 'RentSquare', 'The RentSquare' and 'www.rentsquare.io', among others, are owned by RentSquare Limited. All other brand names and trademarks that appear on this Site are trademarks or trade names of their respective holders. No permission is given to use of any of these brands or marks and any such use may constitute an infringement of the holders' rights.

## 6. Blog / Social Media

6.1 We encourage debate and the sharing of information between our users. However, we do require that your use of our Blog, Social Media and any other communication systems that we provide is lawful and in accordance with these Terms and Conditions.

6.2 You may not use the Blog, Social Media or any other communication systems for any illegal purpose.

6.3 Please note that any posting of information in the Blog, Social Media or any other communications system is the opinion of the person posting only and in no way reflects our opinions or attitudes.

6.4 We do not monitor the use of the Blog, Social Media or any other communications systems, so we rely on you to inform us if you spot any abuse or inappropriate behaviour, in which case we will review specific postings or messages. If you feel you have been threatened or damaged or if you believe any infringement of your rights may have occurred through our Site, please contact us at [hello@rentsquare.io](mailto:hello@rentsquare.io).



6.5. If you believe that any content on our Site is defamatory of you or your business, please inform us, by emailing us at [hello@rentsquare.io](mailto:hello@rentsquare.io).

6.6 We reserve the right (but we are not obliged) to investigate a claim that any communication does not conform to the terms of this clause and determine in our sole discretion to remove or request the removal of the communication(s). We also reserve the right to edit or remove any communication(s) posted on our website, regardless of whether such communication(s) breaches these Terms.

## 7. Rent Sweetspot Calculator

7.1 The Website provides you with a Rent Sweetspot Calculator app (“Calculator”) to estimate a rental range price for a given address (“Calculator Results”).

7.2 The Calculator results provided are generated by an algorithm created by RentSquare and takes into account a variety of public, user generated and third party licensed data. The IP of the algorithm belongs to RentSquare.

7.3 You may use the Calculator and the Calculator Results for your individual purposes but you may not distribute or resell the Calculator Results to any Third Party or client. You will just be allowed to distribute these results if you have a licence contract for this end.

7.4 The information you freely decide to input into the Calculator may be recorded for RentSquare’s research purposes and all data is processed in accordance with our Privacy Policy.

7.5 The Calculator results provided (including, without limitation, the rental price range, geographical area, ... ) are provided for general interest only and do not constitute financial advice. You must make your own enquiries of any property, location, area and undertake your own due diligence where and as necessary. This includes, without limitation, making enquiries and checks in relation to property rental and sale valuations, buying, selling and letting properties, contract terms, tenancy deposits, up-front fees and payments and property damage.

## 8. RentSquare services

These terms and conditions govern your use of [www.rentsquare.io](http://www.rentsquare.io) (“Website”) They do not apply to your use of the services to be provided by RentSquare Limited which are separately



governed by terms and conditions which are accessible once you access the following services:

8.1 Services for Landlords. This includes Full or Partial Tenant-finding services, Property-ready, Tenancy renewal and On-demand management.

8.2 Reference checks. Described in clause 2.7 of the Landlord's Services Terms and Conditions and clause 3 of the Tenant's Services Terms and Conditions

8.3 Our services to tenants

All our services follow our Privacy Policy

## 9. Disclaimer of warranties and liability

9.1 We provide our Site in good faith but we can't and do not warrant the completeness, truth or accuracy of the information or other content found on our Site, or their usefulness for any particular purpose. You acknowledge and agree that you bear full responsibility for your own research and decisions and that we shall not be liable for any action that you or others take or do not take based on your use of or reliance on information provided by us or other users of our Site.

9.2 We do not promise that your access to our Site, or its content will be delivered uninterrupted, timely or error-free, or that the Site will be free from viruses or other harmful properties. It's your responsibility to implement satisfactory safeguards and procedures to make sure any files you obtain through our Site are free from such contaminations or other harmful properties.

9.3 The effect of what is set out here is that you agree that under no circumstances will we be held liable for any direct, indirect, incidental or other type loss or injury resulting from your use, or downloading of any content on our Site.

## 10. Indemnity

You agree to indemnify, defend and hold harmless our directors, officers, employees and licensors from and against any claim, liability, cost, damage or loss we may incur (including reasonable legal fees) as a result of any material that you post or transmit on our Site, Social Media or via any other communications systems, any actions you take which disrupt access to and/or the functioning of our Site or any breach by you of your obligations under these Terms.

## 11. General

11.1 If any of these provisions is deemed invalid, void or unenforceable that provision will be deemed severable from the rest and will not affect the validity and enforceability of any remaining provisions of these Terms.

11.2 Our Site is directed to users in England and Wales only unless otherwise specified for specific items posted on the Site.

11.3 These Terms shall be governed by the laws of England and any dispute between us will be resolved exclusively in the Courts of England.

In short: If by any chance you decide to suit us, that will have to be in accordance to English law, in the Courts of England.

## 12. Changes

These Terms were published on April 2018 and replace with immediate effect the Terms previously published on Sep 2016.

## 13. Contact us

Our Site is owned and operated by  
RentSquare Limited

Registered office: 14-22 Elder Street, E1 6BT, London.

Registered in England & Wales with number 09556605.

If you have any questions about our Site or these Terms and Conditions, please contact us in writing at RentSquare, 14-22 Elder Street, E1 6BT, London.

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