CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Enw' Datblygiad Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post) **Development Name** **Address of property and/or plot numbers (inc post code)**	3 Sŵn yr Efail, Llanrug, LL55 4FG
Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg **Pictures/videos/floor plans of the property- pictures to be in jpeg format**	 

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	 
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Tŷ pâr / **semi detached**
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	4 Bed 5 person
Deiliadaeth / **Tenure**	Rhent Canolraddol / Intermediate Rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Gweler esiampl wedi amgau / **See example enclosed** Ty 4 lofft wedi ei adnewyddu. Mae'r eiddo'n cynnwys, lolfa, ystafell ardd, cegin ac ystafell fwyta agored , 4 lofft ac ymolchfa. Gwres canolog oela ffenestri a drysau gwydr dwbl. Mae'r eiddo'n cynnwys carpedi a gorchudd llawr ymhob ystafell.

<table>
<tr><td></td><td>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol

Please note relevant information below or attach documents</td></tr>
<tr><td>Plis noder Isafswn Incwm Cartref dylid eu hystyried
Please note the minimum household income to be considered</td><td>Os yw'n eiddo Rhent yna gweithio allan yr 30% fforddadwyedd e.e
If a rental property, then work out the 30% affordability e.g
Rent x 12 / 30% = £38,400.00</td></tr>
<tr><td>A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo
Are carpets and flooring included in the property</td><td>Yndi, mae'r eiddo yn cynnwys gorchudd llawr / carped ym mhob ystafell. / Yes, the property is offered with flooring / carpet throughout.</td></tr>
<tr><td>Rhent misol / Monthly rent</td><td>£960.00</td></tr>
<tr><td>Tal Gwasanaeth /Service Charges</td><td>£0.00</td></tr>
<tr><td>Ar gael (dyddiad) / Available from (date)</td><td>Tachwedd 26 / November 26</td></tr>
<tr><td>Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol)
Deposit – please note the rent and deposit required before start of tenancy (if applicable)</td><td>1 mis o daliad rhent i'w dalu o flaen llaw fel blaendal ar ddechrau'r denantiaethyn ogystal ar rhent am y mis cyntaf. Bydd y blaendal yn cael ei gadw o dan delerau'r Deposit Protection Service (DPS). Cyfanswm = £1,920.00

The equivalent of 1 months' rent payment will be taken as a deposit at the start of the tenancy in addition to your first months' rent. The 'Deposit Scheme' protecting your deposit with Adra is – The Deposit Protection Service (DPS). Total = £1,920.00</td></tr>
<tr><td>Math o Denantiaeth /Type of Tenancy</td><td>Mae'r eiddo yn cael ei osod ar sail contract safonol misol. Cyn belled â gedwir at dermau'r contract, mae ein hymrwymiad i chi yn un tymor hir

The tenancy is a monthly periodic standard contract. Provided you keep to the terms of your contract, our commitment to you is a long-term commitment.</td></tr>
<tr><td>Meini Prawf Preswylio
Residency Criteria</td><td>Please specify community area/ adjoining community areas

Priority 1
<table>
<tr><th>Criteria person</th><th>Ardal 'Local Areal'</th></tr>
<tr><td>(a)a person who has lived or worked in the Local Area where the Red Land is to be sited or in the adjacent Community Council area, for a continuous period of ten years immediately before submitting the application or occupying the property or</td><td>Cyngor Cymuned Llanrug
Cyngor Tref Caernarfon
Cyngor Cymuned Llanddeiniolen
Cyngor Cymuned Waunfawr
Cyngor Cymuned Llanberis
Cyngor Cymuned Bontnewydd
Cyngor Cymuned Llanwnda</td></tr>
</table></td></tr>
</table>

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**

(b) a person who resides outside the Local Area but who has lived within the Local Area for a continuous period of ten years or more in the past, or **(c) A person who resides outside the Local Area but who has lived there in the past for a total of ten years including a continuous period of five years or more within a period of twenty years**	**Cyngor Cymuned Betws Garmon** **Cyngor Cymuned Llandwrog** **Cyngor Cymuned Llanllyfni** **Cyngor Cymuned Clynnog**

Priority 2

Criteria person	Ardal
a) lived or worked in the County where the Red Land is to be sited for a continuous period of ten years immediately before submitting the application or occupying the property or **b) a person who resides outside the County but who has lived within the County for a continuous period Of ten years or more in the past, or** **c) A person who resides outside the County but who has lived there in the past for a total often years including a continuous period of five years or more within a period Of twenty years.**	**Gwynedd**

C. Additional Qualifying Criteria

The person must also satisfy **one** of the following criteria:

New household

A person who does not own a house and is establishing a new home.

Existing renter

A person who does not own a house and has lived in rented accommodation for at least two years.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	C
Band Treth y Cyngor **Council Tax Band**	C
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Yn unol a'r amodau o fewn y cytundeb tenantiaeth. / **In accordance with the terms and conditions in your contract**
Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb **Any other restrictions on the development i.e no campervan/now work vehicles etc.**	Dim byd ychwannegol i derlerau y cytundeb. Nothing additional to the terms of the contract.
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Cyn bellad bod yr eiddo yn fforddiadwy / **As long as the property is affordable.** • Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. • Credit and affordability checks will be required for this property.