

2018

# Lessel 'Property Sourcing' Services in London



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Lessel Residential



**UK Office**  
 2 Queen Caroline Street, Hammersmith  
 London, United Kingdom, W6 9DX  
 Tel 0044 20 3297 7085

**China Office**  
 1505, Tower E1, Oriental Plaza,  
 East Changan Avenue, Dongcheng District  
 Beijing, China, 100738  
 Tel 0086 186 0211 5993

# PROPERTY SOURCING SERVICE

## Service Introduction

Lesssel Residential provides a comprehensive London ‘Property Sourcing ‘service which has been designed to primarily provide overseas buyers and Investors with a selective market search facility.

We undertake a personal assessment identifying your property criteria and financial budget to understand in detail what you are exactly looking to purchase and at what price point.

## What We Promise

We will present you with **minimum 5 properties** to view within an **exclusive period of 6 months** that match your specific requirements, this is further supported by accompanied property visits and technical property information support.

We charge an initial retaining fee at **£ 2,000 + VAT** payable in advance for this service. If you do make an offer on a property and it’s accepted following our recommendation, we will then charge a finder’s fee of **2% + VAT** of the purchase price, payable at the point of the contract being legally exchanged.

## Payment

Once you have decided to proceed, we will require initial payment of the retaining fee to be deposited into our bank account before we can start our property search on your behalf.

## Engage Our Services

If you are interested in proceeding further, please insert your details below and return, so we may contact you to discuss further:

<b>Name</b>	
<b>Address</b>	
<b>Email</b>	
<b>Mobile</b>	
<b>Search Requirements (budget, location, purpose of purchase)</b>	
<b>Viewing period</b>	

## Contract

we will require you to review and sign our Property Sourcing contract. This is a legally binding document that protects both parties (Copy attached).



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## **Terms and Conditions**

1. The definitions and rules of interpretation in this clause apply in these terms and conditions:

a. Lessel means Lessel Ltd, a company incorporated in England and Wales (Company number 8458725) who's registered office is: 2 Queen Caroline Street, Hammersmith London, W6 9DX.

b. You: means the person, firm or company who engages the services of Lessel to search for and identify properties and You shall be construed accordingly.

2. You are under no obligation to purchase property through Lessel Limited However, you authorise Lessel to contact you when suitable property opportunities arise.

3. A non-refundable retaining fee of (£ plus vat) is payable in advance by you to Lessel to take your property instructions including the search criteria and financial budget brief. We will undertake a comprehensive review of the London property market and after we have identified any suitable properties, we will recommend to you a minimum of 5 properties for consideration within the period of 6 months. We will present this by a factual report, including photographs and a floor plan. Our services include accompanied viewings and sales negotiations including mortgage and solicitor introductions.

4. In the event that you make a property offer and this is accepted by the vendor from a Lessel recommended introduction a (2%) plus vat. Finder's fee of the total purchase price is due within 7 days from the exchange of legal contracts, unconditionally.

5. Agree not to contact a developer, vendor or any of its agent regarding a property you have been offered by Lessel other than to confirm specific information such as floor plans, sizes and specifications etc and only with prior written authorisation from Lessel; and

6. In accordance with anti-money laundering regulations 2017 supply photographic identification and proof of address to Lessel, Your solicitors and Your mortgage brokers immediately after the reservation of a property.

7. Lessel give notice and You acknowledges that, in respect of any particulars of a property provided to you.

a. the particulars do not constitute any part of an offer or a contract;

b. all statements made in the particulars are made without responsibility on the part of the Lessel or the seller;

c. none of the statements contained in the particulars are to be relied on as a statement or representation of fact; the seller does not make or give, Lessel nor any person in its or their employment has any authority to make or give, any representation or warranty in relation to the property.

8. You acknowledge and agree that:

a. all information sent to Lessel is private and confidential and should not be discussed with any third party unrelated to the agreement between you and Lessel;

b. not all the properties introduced by Lessel will match Your requirements in every respect; a property may be withdrawn from the market before You receive details of it from Lessel;

c. the details contained and any information provided to you are for guidance only. Any photographs, floor plans, sizes and specification are subject to changes and only give a general indication of a property. The Market Value of the property is an estimated value. It is based on comparable properties for sale or sold in the area as well as local agents opinion.

9. You shall satisfy yourself as to the correctness of any information from Lessel before purchasing a property; Lessel shall endeavour to ensure that all information passed to you about any property is accurate and does not mislead. Lessel are not responsible for the accuracy of information provided to Lessel by the sellers of properties or their agents or for the accuracy of any entry in any public register.

UK Company Registration No: 8458725; VAT Registration No: 203 5677 21

China Company Registration No.: 91110108MA00GCQG3Y



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### **Property Sourcing Fee Agreement**

**Retaining Fee:**

Agree to pay (£ plus vat) payable in advance, please note we cannot start any work without payment being received in our bank account.

**Finder's Fee:**

Upon an accepted property offer you agree to pay Lessel a finder's fee of (2%) plus vat of the total purchase price, due 7 days after legal exchange of contracts, unconditionally.

**Bank Details:**

Bank: HSBC  
Address: 431 Oxford Street, London, UK, W1C 2DA  
Payee: Lessel Ltd  
Account No: 23867986  
Sort Code: 40-05-18  
Swift Code: HBUKGB4107G

By signing this document, you are agreeing to the Lessel terms and condition on page 2 of this document.

**Signature of  
buyer:**

**Name:**

**Signature  
on behalf of Lessel Ltd:**

**Name:**

**Date:**