

Acquisition Service

Where PMP International (PMP) acts on your behalf as acquisition agent, we will not share fees with selling agents or take on conflicting searches. We will carefully source and negotiate on properties on your behalf. We will be negotiating a net break-even and will often negotiate far more than our fee from the purchase price.

Registration

£450 plus VAT (£540) Registration fee is required for a 20-week contractual period.

Purchase

2% + VAT (2.4%) of the purchase price or 15% of the saving between the Asking Price and the Purchase Price, whichever is greater.

Rent

One month's rent plus VAT.

Fees Payable

PMP International fees are calculated as a percentage (%) of purchase price + Value Added Tax at the prevailing rate. This is regardless of the client's domicile. For all acquisition instructions this will be at a rate of 2% plus VAT (2.4%) and for the acquisition of a rental property this will be one month's rent plus VAT.

Responsibility of fees

The responsibility for the payment of fees remains with the party(ies) named on this document unless it is clearly stated that a third party is responsible. If this is the case, the name and address of the third party must be disclosed at the earliest time available. Our fees will remain payable in the following circumstances: PMP International will be entitled to a commission fee if you terminate this contract and go on to purchase or rent the property with another party of the vendor directly within a period of 24 months since the termination of our agreement. If you are approached directly by another party in relation to a property we offer to you, you must notify us in writing at the earliest possible opportunity.

Payment of Fees

All fees become due and payable upon exchange of contracts or in the instance of a rental on the signing of contracts. On signing this document, you are hereby authorising your lawyers to provide an undertaking to the effect that they will pay our fees on exchange of contracts. If PMP International instructs solicitors for the recovery of any fee we will be entitled to recover from you our solicitor's reasonable costs whether proceedings have been issued.

Disclosure of interests

As required by Section 21 of the Estate Agents Act 1979, unless specifically stated otherwise, we are not aware of any personal interest existing between ourselves or anyone in our employ or any connected person(s) and yourself (ves). If you are or become aware of such interest you should notify PMP International immediately. It is a requirement of this agreement that should an offer be agreed privately, or via another estate agent, the purchaser must disclose to PMP International the identity of the purchaser prior to the exchange of contracts.

Anti-Money Laundering Legislation

PMP International is subject to Money Laundering Regulations 2007. As a result we will need to ask you for suitable identification and will be unable to proceed with any work on your behalf if we are unable to obtain this from you.

We will require a copy of a full valid passport or the new form of photo driving license plus copies of two utility bills showing your correct name and address. In the case of a company selling the property, a copy of the certificate of incorporation, evidence of the registered trading address and a list of shareholders and directors will be required.

Retention of Records

The seller agrees that PMP International may retain its files relating to the prospective sale of the property (whether or not a sale takes place) for a period of six years for the purposes of complying with its statutory obligations as to record keeping and for the purposes of responding to any possible legal action by the Seller.

Termination of the Agreement

Upon the expiry of the fixed term we shall continue to act on your behalf on the same basis unless we are notified in writing, giving us no less than two weeks' notice that you wish to terminate our agency agreement. In all cases where our agency is terminated any agreed expenses are payable immediately.

Notice of right to cancel (Pursuant to The Cancellation of Contracts made in a Consumer's Home or Place of Work etc Reg. 2008)

You may have a statutory right to cancel this Agreement within 14 days of receipt of this document, but cancellation must be made in writing and should be sent to us at:
94 Belsize Lane, Belsize Park, NW3 5BE or by email to noel@pmi.co.uk.

Purchaser:

Contact Address:

Phone:

Signed: Date:.....

I confirm that I, the above-named person, have the authority of the purchaser to enter into this agreement and have read and understood the terms and conditions contained within this document. I accept that by signing this document I am bound by its content.

Payment of Registration fee is to be made to the following account:

Account Name: PMP Enterprise Limited

Sort Code: 40-02-03

Account Number: 1366 3957