

TERMS AND CONDITIONS

These Terms and Conditions govern the relationship between Carenza Commercial Investments Ltd, (“the Company”) and the Client (“the Investor”).

1. Our Service

The Company provides:

- Property sourcing services
- Property packaging services
- Non-advised property information

The Company does not provide financial, tax, legal or mortgage advice. Investors must obtain independent professional advice before proceeding with any investment.

2. Accuracy of Information

All information is provided in good faith and may be sourced from third parties including estate agents, valuers, developers and professionals.

The Company makes no guarantees as to the accuracy or completeness of such information. The Investor must independently verify all information, projections and assumptions.

3. Investor Responsibility

The Investor confirms they will:

- Conduct independent due diligence.
- Seek independent legal and financial advice.
- Proceed only if satisfied with the opportunity.

All investments carry risk.

4. Fees

4.1 Reservation Fee

A fixed Reservation Fee of £500.00 (excluding VAT) is payable to secure a property opportunity.

The Reservation Fee:

- Secures exclusivity.
- Is non-refundable except if the vendor withdraws or a material legal defect prevents completion.
- Is deductible from the final agreed fee.

4.2 Sourcing Fee – Deal Only

Total Fee: **£3,000.00**

Less Reservation Fee Paid: **£500.00**

Balance Due: **£2,500.00**

Includes:

- Negotiated purchase
- Deal analysis
- Comparable evidence
- Financial breakdown

4.3 Full Sourcing & Packaging

- Standard Fee: **£5,000.00**
- A discretionary discount of **£500.00** may be applied for first-time clients at the Company's sole discretion.
- Total Fee (if discount applied): **£4,500.00**
- Less Reservation Fee Paid: **£500.00**
- Balance Due (if discount applied): **£4,000.00**

Includes:

- Negotiated purchase
- Full analysis
- Introductions to professional network
- Ongoing reasonable project support

All fees are exclusive of VAT at the prevailing rate (currently 20%).

5. Payment Terms

The remaining balance becomes payable prior to, or simultaneously with, issue of the Memorandum of Sale and introduction to professional contacts.

Failure to pay may result in loss of exclusivity.

6. Refund Policy

The Reservation Fee is non-refundable except if:

- The vendor withdraws; or
- A material legal defect prevents completion.

If the Investor withdraws for any reason, fees paid remain non-refundable.

7. Compliance

Registered Company Number: 16713615
Redress Scheme: PRS – T13321
ICO Registration: A1124632
Professional Indemnity Insurance: PI25K1122979
AML Registration: Z1108931

8. Governing Law

This Agreement is governed by the laws of England and Wales.