

# No Purchase, No Fee Property Finder Agreement

Between:

Chicken Dinner Ltd (hereinafter referred to as "the Finder")

Ife Mona, [address] (hereinafter referred to as "the Client")

Agreement:

## 1. Purpose

The Client engages the Finder to search for and identify suitable properties in Greater London and surrounding areas that meet the Client's criteria as outlined in Appendix A.

## 2. Client Criteria(Refer to Appendix A for full details)

Property Type:

Budget:

Location Preferences:

Additional Requirements:

## 3. Finder's Responsibilities

The Finder will:

Use reasonable endeavours to identify properties matching the Client's criteria.

Provide the Client with details of suitable properties, including address, price, and a brief description.

Arrange viewings of shortlisted properties for the Client. Introduce the Client to relevant estate agents, developers, or sellers. If separately agreed in writing, negotiate the purchase price on behalf of the Client.

## 4. Client's Responsibilities

The Client will:

Provide the Finder with full and accurate information regarding their property requirements.

Be available to view shortlisted properties at reasonable times.

Inform the Finder immediately if they decide to purchase a property found by the Finder, even if they do so through another agent. Engage a solicitor to handle the legal aspects of the purchase.

## 5. Fees

No Purchase, No Fee:

No fee is payable to the Finder unless the Client completes the purchase of a property introduced by the Finder.

Success Fee: Upon completion of the purchase of a property introduced by the Finder, the Client agrees to pay the Finder a success fee of 1.5% of the final purchase price.

(Example: If the final purchase price is £100,000, the success fee payable to the Finder would be £1,500. The purchase price is defined as the price agreed in the signed contract of sale.)

Other Fees (if applicable):

If additional services (such as property negotiation) are separately agreed upon, they will be

charged as per a separate agreement. No administrative fees or hidden charges apply unless explicitly agreed in writing.

6. Exclusivity

This agreement is non-exclusive, meaning the Client is free to work with other property finders simultaneously.

7. Term and Termination

This agreement will commence on [Start Date] and remain in effect for 6 months unless terminated earlier by either party.

Either party may terminate this agreement with 14 days' written notice.

If the Client purchases a property introduced by the Finder within 12 months of the agreement's termination, the success fee remains payable.

8. Governing Law

This agreement shall be governed by and construed in accordance with the laws of England and Wales.

9. Entire Agreement

This agreement constitutes the entire understanding between the parties and supersedes all prior agreements and understandings, whether written or oral.

Signatures:

Eli Manning \_\_\_\_\_ (Finder Signature)

Ife Mona \_\_\_\_\_ (Client Signature)

Date: \_\_\_\_\_

## Appendix A - Client Criteria

### Desired Markets:

Gillingham, Walsall (outside of article 4 restricted areas)

Long-term rental income from supported living property.

3+ years investment horizon

Max purchase price: 140-150,000

Bridge Amount: 75% of purchase price

Total: 245,000-262,500

### Financing:

Cash + Bridge for refurb

Property: 3/1+ (minimum of 85 sq/m). Suitable for conversion to supported living.

Target ROI:  $\geq 9\%$

Target Monthly Income: 1,000 per month (12,000 per annum)