



# TERMS & CONDITIONS

For Let Only marketing services

## LIMITATIONS

Watson Property reserve the right to limit the availability of our services.

## QUALIFICATION OF AVAILABILITY

Our fixed fee let only marketing package is offered exclusively to any residential property within our catchment area of Greater Belfast, subject to availability.

## BASIS OF INSTRUCTION

Watson Property will provide fixed fee marketing services on the undernoted terms for a period of up to 2 months.

## DISBURSEMENTS AND MARKETING COSTS

Our marketing fee and any extras are payable in full upon registration. Fees will not be apportioned by way of quantum meruit if you decide to withdraw once we are instructed.

## AGENT HOSTED VIEWINGS

The agent hosted viewing service will be carried out during our usual office hours and is restricted to unoccupied property within the Greater Belfast area. Watson Property reserve the right to limit the agent hosted viewing service without prior notice.

## TERMINATION OF THIS AGREEMENT

You agree to give us written notice of your intent to terminate this agreement and agree to discharge any outstanding fees due immediately.

## INTEREST

Watson Property will charge you 10% per month interest on any outstanding fees owing at the end of this agreement.

## VAT

Watson Property is not currently registered for Value Added Tax. If this should change, the Client shall be liable to pay VAT on our fees.

## MISDESCRIPTION

It is an offence for agents to make any misrepresentations in relation to the property that are false or misleading. We would be obliged if you would advise us if any of the information provided by you cannot be relied upon, or if any of the particulars are, or should later become inaccurate or misleading.

**028 9050 2845**  
**office@Watson1889.com**

**The Mount Business Centre,**  
**2 Woodstock Link, Belfast, BT6 8DD.**



### **RELATED INTERESTS**

We are required by law to ascertain whether a client, his/her company or a member of his/her staff is related in any such manner to the company of Watson Property or the employees of. It would be helpful if you could notify us of any connection you are aware of either now or in the future.

### **UNOCCUPIED PROPERTY**

We accept no liability for maintenance, repair or damage to unoccupied property, and we recommend that you take all necessary steps to protect your property from such risks, including arranging for appropriate insurance cover.

### **CLIENT INSTRUCTIONS**

We may need your co-operation in obtaining information necessary for producing and answering questions from prospective new tenants.

### **CLIENT ID UPON REGISTRATION**

To comply with anti-money laundering legislation, we are required to obtain proof of photographic and address ID without exception and in advance of listing.

### **PROPERTY KEYS**

Clients are responsible for providing keys for access for viewings, and for collection of keys from our business premises at their own expense.

### **EPC - ENERGY PERFORMANCE CERTIFICATE**

You are required to provide us with a current EPC for your property. If no such document exists on the online register ([www.epbniregister.com](http://www.epbniregister.com)), we can arrange this service for you as an optional extra.

### **CHANGES TO TERMS AND CONDITIONS**

Watson Property reserve the right to amend or alter the contents of these Terms & Conditions at any time.

*By engaging Watson Property to carry out 'Let Only' and associated services on your behalf, you agree to abide by these terms.*

*Issued May 2023*