



TERMS & CONDITIONS

For Let Only marketing services

LIMITATIONS

Watson Property reserve the right to limit the availability of our services under any circumstances, including agent accompanied viewings.

QUALIFICATION OF AVAILABILITY

Our fixed fee let only marketing package is offered exclusively to any residential property within our catchment area of Belfast + 30 miles, subject to availability.

BASIS OF INSTRUCTION

Watson Property will provide fixed fee marketing services on the undernoted terms for a period of up to 6 months.

FEE FOR RENTAL MARKETING SERVICES

If not already discharged, our non-refundable marketing fees and extras are payable in full upon commencement of the new tenancy, or immediately if you should withdraw your property from the market. Fees will not be apportioned by way of quantum meruit if you decide to withdraw once we are instructed.

DISBURSEMENTS AND MARKETING COSTS

You are responsible for any additional disbursements and agreed marketing costs, which may be incurred by us on your behalf. All costs are required to be settled before the property is marketed.

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

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be relied upon, or if any of the particulars are, or should later become inaccurate or misleading.

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

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

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), 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.

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