**Terms and Conditions**

Terms of Business

Last Updated: 27/04/2025

**Applicable to: Property Sourcing for Private Investors**

**1. Introduction**

These Terms of Business (“Terms”) govern the relationship between JX Property Solutions (“we”, “us”, “our”) and you, the Client (“you”, “your”) for the provision of property sourcing services specifically for property investment opportunities.

By engaging our services, you agree to these Terms.

**2. Our Services**

We act as an introducer of residential properties suitable for investment purposes (including buy-to-let, rent-to-rent, flips, serviced accommodation, HMO or refurbishment projects).

We are not a lettings agent, property manager, or financial advisor. We do not manage properties post-introduction.

**3. Sourcing Fee**

* Our sourcing fee for each successfully introduced property is £3,000 (three thousand pounds).
* The fee becomes payable upon the signing of a purchase agreement, lease agreement, or other formal arrangement related to any property introduced by JX Property Solutions.
* An invoice will be issued at this stage, payable within 7 calendar days.
* Fees are non-refundable unless otherwise agreed in writing.

**4. Non-Circumvention**

By accepting an introduction to a property sourced by JX Property Solutions, you agree not to attempt to negotiate directly with the vendor, agent, or any other party involved in the transaction introduced by us, to avoid paying the sourcing fee.

If a property deal (purchase, lease, or any formal agreement) is completed with a party we introduced, without our involvement, our sourcing fee remains fully due and payable.

**5. Property Standards and Compliance**

We make reasonable efforts to ensure the properties we introduce meet your stated criteria.

However, you are responsible for conducting your own due diligence, inspections, and compliance checks (e.g., building regulations, planning permissions, financial assessments) before entering into any agreement.

**6. Limit of Liability**

We accept no liability for any losses, damages, or disputes arising from the property transaction, including but not limited to the performance of any property introduced by us.

Our role is strictly limited to the introduction of suitable properties for your consideration.

We hold Professional Indemnity Insurance and are members of the Property Redress Scheme (PRS) for independent dispute resolution.

**7. Confidentiality**

Both parties agree to keep any confidential information shared during this engagement private and not to disclose it to third parties without prior consent.

**8. Data Protection**

We are registered with the Information Commissioner’s Office (ICO) for data protection compliance and handle personal information in accordance with GDPR laws.

**9. Governing Law**

These Terms are governed by and construed in accordance with the laws of England and Wales.

Any disputes shall be subject to the exclusive jurisdiction of the courts of England.

**Applicable to: Property Sourcing for Lease/Rent to Social Housing Providers**

**1. Introduction**

These Terms of Business (“Terms”) govern the relationship between JX Property Solutions (“we”, “us”, “our”) and you, the Client (“you”, “your”) for the provision of property sourcing services specifically for lease or rent arrangements.

By engaging our services, you agree to these Terms.

**2. Our Services**

We act as an introducer of residential properties suitable for lease/rent to social housing providers, charities, or local authorities.

We are not a lettings agent, property manager, or financial advisor. We do not manage properties post-introduction.

**3. Sourcing Fee**

* Our sourcing fee for each successfully introduced property is £3,000 (three thousand pounds).
* The fee becomes payable upon the signing of a lease, management agreement, or tenancy agreement relating to any property introduced by JX Property Solutions.
* An invoice will be issued at this stage, payable within 7 calendar days.
* Fees are non-refundable unless otherwise agreed in writing.

**4. Non-Circumvention**

By accepting an introduction to a property sourced by JX Property Solutions, you agree not to attempt to negotiate directly with landlords, agents, or owners introduced by us to avoid paying the sourcing fee.

If a lease, management contract, or any other property agreement is completed with a party we introduced, without our involvement, our sourcing fee remains fully due and payable.

**5. Property Standards and Compliance**

We endeavor to introduce properties meeting your stated criteria.

However, you are responsible for conducting your own due diligence, inspections, and compliance checks (e.g., property licenses, safety certificates) before entering into any lease or agreement.

**6. Limit of Liability**

We accept no liability for losses, damages, or disputes arising from the lease or occupation of any property sourced through our services.

Our role is strictly limited to introducing properties for consideration.

We hold Professional Indemnity Insurance and are members of the Property Redress Scheme (PRS) for independent dispute resolution.

**7. Confidentiality**

Both parties agree to keep any confidential information shared during this engagement private and not to disclose it to third parties without prior consent.

**8. Data Protection**

We are registered with the Information Commissioner’s Office (ICO) for data protection compliance and handle personal information in accordance with GDPR laws.

**9. Governing Law**

These Terms are governed by and construed in accordance with the laws of England and Wales.

Any disputes shall be subject to the exclusive jurisdiction of the courts of England.