

CONFIDENTIALITY AGREEMENT

11TH HOUR INNOVATION PROPERTIES
INVESTMENTS LTD

&

INVESTOR(_____)

The Sourcer:11th Hour Innovation Properties LTD

The Investor/Company name:

The Investor/Company email:

The Investor/Company registration number:

The Property:The property investment that has been Introduced by 11th Hour Innovation Properties Ltd
with an interest to purchase/Let from the investor

Finders Fee: Applicable. Which will be given to the Introducer should the investor want to proceed with the purchase/Let

11th Hour Innovation Properties LTD (info@11thhourproperties.com)will send full details of the property via website/app or WhatsApp (This will include the full address, photographs and particulars).

This information is to be kept strictly confidential and only be used for the benefit of the investor deciding whether to proceed on purchasing the property. Should the investor decide to purchase the property they must pay the finders fee and cannot attempt to contact the vendor/agent direct. /let

Investor must do their own due diligence along with the report we have provided before deciding if a viewing is needed. Viewing or introduction to the vendor is ONLY warrant once investors have decided that they can PROCEED with the deal.

Until the investor pays the finders fee, the property is not secured and could be sold/rented elsewhere at any time. Once the finders fee is paid, all other parties will be informed that the property is no longer available.

If the property gets rented/sold elsewhere, the investor agrees to not bother the vendor/agent or attempt to put forward a higher offer.

Disclaimer: No viewings will be proceeded until this NDA is signed. By signing this NDA you cannot do repeat business for 2 years with our clients unless we (11th Hour Innovation Property LTD) are involved, as you will gain access to our agent/landlord.

PAYMENT:

Full Payment of the Sourcing fee is due at the point contract is signed between (The INVESTOR) & (THE LANDLORD) at this point all sourcing fee money due is payable to 11th Hour Innovation Property LTD for successfully sourcing a property and getting an agreement signed between landlord and investor. From that point onwards 11th Hour Innovation Property LTD has no further part in the arrangements between the 2 parties and you will be in direct contact with the landlord onwards.

DISCLAIMER:

Our fee is based on the size of the property we have sourced for you. Our fee has no relevance to the performance of the property or your business operations. You will NOT gain access to the keys or the property until our fee has been settled in full even if the tenancy start date has begun.

**Please note all our fees are a room for negotiations. (Please see fee's below:)*

STUDIO - £1000 + VAT

1 – 2 BEDROOM UNITS - £1500 + VAT

3 BEDROOM UNITS - £2000 + VAT

4 – 5 BEDROOM UNITS - £2500 + VAT

6 – 9 BEDROOM UNITS - £3000 + VAT

10+ BEDROOM UNITS - £3500 - £5000 + VAT

DEPOSIT:

If you agree on a property and would like to go ahead, we require a **£500 sourcing fee holding deposit**. Once the property has proceeded and goes ahead, we will then invoice for the remainder of our fee once you have signed contracts for the property. If for any reason **you pull out of the deal**, we **WILL** retain your holding deposit as an admin fee charge.

REFUND:

11th Hour Innovation Property Investments Ltd offer a full money back guarantee (minus £500 admin cost) If the landlord or vendor decides to pull out the deal for any reason within 7 days of tenancy start.

Please note, 11th Hour Innovation Property LTD are **ONLY** responsible for **SOURCING THE PROPERTY**. It is **ALWAYS** the investor's responsibility to do their due diligence to ensure the property is the correct investment for their business model. **WE HAVE NO RESPONSIBILITY OF THE PERFORMANCE OF THE PROPERTY/TENANCY IN ANY FORM AND THAT HAS NO AFFECT ON THE SOURCING FEE**. If the Investor pulls out of the tenancy for any reason, they **WILL NOT** get a refund.

THE INTRODUCER: 11th Hour Innovation
Property LTD

SIGNED: Johnmark Esajobor (DIRECTOR)

THE INVESTOR:

Signed: _____

Date: _____

**11TH HOUR
INNOVATION**
• PROPERTIES LTD •
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