

SOURCING AGENT
NON-DISCLOSURE AGREEMENT

Between

“The Sourcing Agent”

JCD Property Investors Ltd.

&

“Co-Sourcer”

(NAME)

Company if applicable

Sourcing Fee

To Be Split 50/50

This Non-Disclosure Agreement is undertaken to confirm that “The SourcingAgent” and “The Co-Sourcer” are in agreeance on the following terms as of the

1.

The Sourcing Agent will introduce property investment opportunities to

The Co-Sourcer, such as “Rent to Rent” deals etc...

2.

The Co-Sourcer will introduce property investors to The Sourcing Agent

for investment opportunities, such as “Rent To Rent” deals etc...

3.

The Sourcing Agent gives The Co-Sourcer permission to send the details of any investment opportunity to his/her clients as of the signature date below. It is The Co-Sourcers responsibility to make sure their client also signs an NDA before receiving full information. Otherwise may face legal repercussions.

4.

All relevant information regarding the property will be provided to The Co-Sourcer upon request i.e address, terms, fee, deposit (if applicable), pictures, videos and floor plans if available.

5.

The Sourcing Agent will liaise with the Landlord or Managing Agent to arrange a viewing of the property on The Co-Sourcers client's behalf, based on their availability.

6.

Once the viewing is complete and The Co-Sourcers client has decided to proceed with the investment, a copy of the terms will be sent to The Co-Sourcer via email. It is The Co-Sourcers responsibility to communicate this with their client.

7. Upon receipt of the signed terms, any scheduled viewings will be canceled immediately.

8.

The Sourcing Agent will liaise with The Co-Sourcer, Landlord & Managing Agent (if applicable) to complete the process and request any necessary information. It is The Co-Sourcers responsibility to communicate with

their client.

9.

To complete the process, The Co-Sourcers client will need to sign the management/lease agreement and pay the sourcing fee to The Co-Sourcer, along with the agreed rent in advance/deposit to the Landlord.

10.

The Sourcing Fee is only acceptable via bank transfer. We do not accept cheques or cash.

11.

The Sourcing Fee is fully refundable in the event of The Co-Sourcers client failing referencing or the Landlord withdrawing prior to signing the agreement.

12.

The Co-Sourcer or The Co-Sourcers client will not communicate directly with any agents or landlords introduced by The Sourcing Agent without the prior consent of The Sourcing Agent.

13.

The Co-Sourcer or The Co-Sourcers client should not communicate directly with any agents or landlords introduced by The Sourcing Agent to conduct any property sourcing related activity without the prior consent of The Sourcing Agent.

14.

The duties of The Sourcing Agent will end upon the signing of the management/lease agreement between The Co-Sourcers client and the Managing Agent or Landlord introduced by the Sourcing Agent.

15.

This agreement is governed by the law of England and Wales and the parties agree that any disputes regarding this agreement will be subject to the jurisdiction of the courts of England and Wales.

16.

The recipient agrees and undertakes;

a.

That it will keep all confidential information strictly confidential and will not disclose any part of it to any other person without the disclosures prior written consent

b.

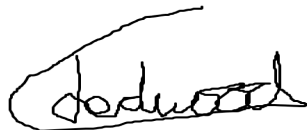
That it will use the same degree of care to protect the confidential information as it uses to protect its own confidential information of a similar nature, being at least a reasonable degree of care

c. That it will act in good faith at all times in relation to the confidential information

Name

JED WOOD

Signature

A handwritten signature in black ink, appearing to read 'Jed Wood', is written over a horizontal line.

Name

Signature

Date

5 April 2024