



Membership Rules

Becoming a member

By applying for membership of the Alexander Philips Property Investment Club, you will receive the following benefits:

- Access to a range of investment properties for sale through the club, giving you an opportunity to make suitable purchases without extensive searching.
- Buying through the club, a powerful negotiating position will be created by the club undertaking negotiations on your behalf.
- The opportunity to offer your own property for sale within the club, so exposing the property to our large investment buyer database.
- Additional benefit of properties for sale being promoted to the public through the sales agency of Alexander Philips.

At present there is no fee to join the club. However, by applying to join the member agrees to the following terms.

The member agrees to keep confidential all details of the club, including website user name and passwords and also details of properties for sale, and will not divulge them to anyone else. Should a member wish to pass details of a property to a third party, that third party must become a member of the club and agree to these membership rules.

Buying through the Club

- Property for sale through the club may be on sale by Alexander Philips Ltd, another agent or privately. Members agree to contact the club first and to conduct negotiations through the club rather than deal directly with the agent or the vendor.
- When a *residential* purchase is completed through the club, the member will only pay an acquisition fee if the Alexander Philips Property Investment Club negotiate and achieve an accepted offer below the advertised asking price, of which 20% of the saving will be charged as a fee (plus VAT at the prevailing rate)
- When a *commercial* purchase is completed through the club, the member will only pay an acquisition fee if the Alexander Philips Property Investment Club negotiate and achieve an accepted offer below the advertised asking price, of which 10% of the saving will be charged as a fee (plus VAT at the prevailing rate)
- *Alternative* purchases that are actively on the market do not accrue any acquisition fees to the buyer however off market commercial and alternative purchases may be subject to a **buyer's** fee of up to 1% of the purchase price.
- Where properties are described as *Marketed by Alexander Philips Ltd*, the club is acting as agent for the vendor and so cannot undertake negotiations on behalf of a member due to conflict of interest.

Selling through the Club

- Members wishing to sell through the club will need to instruct Alexander Philips exclusively to sell the property and sign their standard Terms and Conditions of Sale.
- In terms of fees, Alexander Philips Ltd will charge a fee of 1% of the sales price or £1,850 whichever is greater, subject to standard terms and conditions.
- Members selling through the club agree to provide all information requested to compile effective marketing including any leasehold information, tenancy information and income & expenditure details.

Leaving the club

A member can leave the club at any time by providing written notice to the club.

If there is any dispute with a member, the club may terminate that person's membership in writing with immediate effect.

Whatever the reason for leaving the club, the terms of any introductions that have been made through the club will continue to apply after membership has ended. The member also agrees that all information about the club and its properties will remain confidential after membership has ended.

General

The club is a trading style of Alexander Philips Ltd, company number 06970810, whose registered office and trading address is 36 Broadwater Road, Worthing, West Sussex BN14 8AG.

All fees quoted are subject to change with notice, and attract VAT at the prevailing rate.

The club may vary its range of services and fee structure from time to time, and such variations will be communicated with reasonable notice to members. Members who are not in agreement with such revisions may leave the club in accordance with the terms described above.

Variations to these terms may be agreed mutually provided they are in writing.