

TERMS AND CONDITIONS

These terms and conditions apply to the following Landlord offer:

Simply switch your rental property from another agent to us and we will not charge for either our Rent Collection or our Fully Managed service for the first three months. After the three months, we will match your current agent's letting plan and give you a further 10% discount on the current monthly fee you pay – that's a saving of 32.5% in the first year.

In the following terms and conditions, the following words shall apply:

- “we”, “us” or “our” shall refer to **Alexander Philips Ltd**
- “you” or “your” shall refer to **the Landlord**

Terms of this offer

1. The offer is only available to you if instructing us on one or more properties for the first time. By ‘instructing’ we mean you signing our standard Landlord Agency Agreement, with this offer as an override on fees for the first twelve months.
2. The offer is applicable to you transferring your let property from another agent. Where a property is currently available to rent, it can be transferred for the offer but will be subject to our standard Letting Fees, and the offer period shall start on the commencement date of the tenancy.
3. This offer must be mentioned in writing at the time you instruct us. You must also provide reasonable written evidence of the letting plan and charges provided by your existing agent when instructing us. We will then create a Letting Plan for you that best matches your previous agent's services. When matching the previous agent's services and charges, this is based on their normal trading terms and any special offers or terms would be excluded.
4. You may be liable for early release charges from your current agency agreement; if so, you would be liable for any such charges should you choose to instruct us.
5. The minimum term for the offer is the twelve months, commencing on the day of transfer of the property, unless the property is subject to the terms in clause 2. We will then charge 0% management fees for each property on a Fully Managed or Rent Collection service for the first three months.
6. Thereafter, for the following 9 months, we will provide services specified in your Letting Plan and charge 10% less than your previous agent.
7. In the unlikely event that a tenancy comes to an end before the 12 month offer period is completed, the offer will be temporarily suspended from the end of tenancy date. We will then relet the property and charge our standard letting fees to do so. Once let, the 12 month period will resume from the commencement of the new tenancy.
8. Any services provided by us which are outside your Letting Plan will be charged at our usual rates.
9. Should you wish to terminate your agency agreement with us before the end of the 12 month period, you may give standard notice to do so. However, you will be required to pay us the difference between our standard fees for the management service provided and what you have actually paid under the terms of the offer before you are released from the agency agreement.
10. No retrospective claims can be made.
11. We have absolute discretion in determining whether the terms and conditions of this offer have been met.
12. This offer commences on 1st September 2020 and will come to an end when we choose. However, a month's notice of the closing date will be shown on our website and in these Terms and Conditions.
13. This offer is not open to our employees, suppliers or contractors.

