



PROPERTY SEARCH FOR ACQUISITION

We recognise that buying your ideal property can be a time consuming and stressful process. Whether you're searching for a prime property in Central London or around the UK, we aim to make your purchase a hassle-free and enjoyable experience.

We have the proven ability to structure, drive and direct the most demanding of purchases. We will handle the entire buying process, taking you effortlessly from the initial discussion to handing over the keys to your new property.

RENTAL PROPERTY SEARCH

We offer a solution in finding short term or long term rental properties in London and the Home Counties. We take pride in our personal service, helping you to find a property within your budget. Be it hotel-like accommodation or a fully furnished home, our excellent relationships with rental agents and landlords ensures that we will find you a suitable property, even at short notice. We also undertake contract negotiations on your behalf, ensuring that the terms of the tenancy agreement are fair.

PROPERTY SEARCH PROCESS

Step 1: Understand and Define

We understand and **DEFINE** what you are looking for and from this we build a working mandate which outlines your exact requirements.

Step 2: Source and Preview

We **SOURCE** and preview the most suitable properties both on and off market. From this, we produce a shortlist of the properties that we feel meet with your criteria.

Step 3: Property Tour

We can accompany you on a chauffeur driven property **TOUR** of the identified properties providing impartial advice on area, price, vendor's situation, potential pitfalls and amenities.

Step 4: Appraise and Negotiate

Once your favoured property has been identified, we will undertake due diligence on your behalf and aim to secure the property by **NEGOTIATING** the best price and on the most favourable terms.

Step 5: Our Concierge

On completion, our **CONCIERGE** looks after every aspect of utility transfers which include internet connection, council tax, parking permits, furnishing and other property related services.

Additional steps: Oversee the Purchase

We **OVERSEE** the entire conveyance process recommending lawyers, coordinating with bankers, trustees, valuation teams, structural surveyors and undertaking final completion checks.

Should maintenance, refurbishment or repairs be necessary, we will assist and recommend architects, builders and interior designers on your behalf.



PROPERTY SEARCH FEES

1) Individual property search for acquisition:

Property search agreement meeting individual criteria is to be signed between Premium LM and the Client. The Client pays Service Fee Deposit of GBP 1,000 (one thousand British Sterling), which is an advanced payment covering PLM expenses during market research, property search, viewings of short-listed properties and negotiations on behalf of the Client during the term of this Agreement. The Deposit is subtracted from the Success Service Fee upon the exchange of contracts and completion of the deal.

A success fee equal to 1.5% of the purchase price is due and payable at the exchange of the contracts.

Minimum success fee is £5,000 (if any)

Activity period is up to 1 year

2) Rental property search:

Service Fee Deposit – **GBP 1,000**

Success Service Fee:

10% of the entire rental period for a short term rent (up to 26 weeks) – one off payment

10% of annual rent for a long term rent (over 26 weeks) – one off payment (the Service Fee Deposit will be deducted from the Success Fee), minimum fee applies:

- Minimum fee (London, Greater London) – **GBP 2,000**
- Minimum fee (Home Counties: Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Dorset, Essex, Hampshire, Hertfordshire, Kent, Middlesex, Oxfordshire, Surrey, Sussex) – **GBP 2,300**
- Minimum fee (rest of England outside Home Counties) – price on application starting **from GBP 2,500**

Activity period for long term rent is up to 3 months

Activity period for a short period rent is up to 4 weeks

3) London property tour:

Familiarisation property tour around selected areas of London – GBP 100 per hour. Amount of hours is individually discussed with the Client. Minimum 3 hours is recommended.

4) Additional related services:

Service fee for other relocation and adaptation services such as international and local removal, architectural and interior design, building and construction, property management, opening a bank account, foreign currency exchange for regular international money transfers, translating and interpreting, housekeeping, registration with utility companies and other related services are normally charged per hour. The rates are discussed individually and depend on the volume of work required.

