



COLDWELL BANKER
SOUTHBANK

REFERRAL FEE POLICY

**Luxury Southbank Properties Ltd Trading as Coldwell
Banker Southbank**

This document outlines the referral fee policy of Luxury Southbank Properties Limited, operating under the trading name Coldwell Banker Southbank. It provides transparency on commission, payments, and rewards received from third-party service providers for client referrals. The policy covers a range of services, including conveyancing, financial services, property management, and lettings, ensuring clients are informed about any potential referral fees. All partnerships and referral agreements are designed to enhance service quality while maintaining transparency and compliance with industry standards.

Date: 18/02/2025

REFERRAL FEES

A referral fee is any commission, payment, fee, or other reward we receive from third-party companies in return for recommending their services to you. We believe in full transparency regarding these fees, allowing you to make an informed decision about whether to use these services or choose a provider of your own preference. You can find out more about our fees at <https://www.coldwellbanker.co.uk/>

SALES & LETTINGS SERVICES

| Service | Company | Declaration | Referral Fee |
|--|-----------------------------------|--|---|
| Conveyancing Services | Independent Solicitors | We recommend vendors and purchasers to independent solicitors for property transactions. | We may receive up to £250 (inc. VAT) per completed sale, purchase, or remortgage. |
| Energy Performance Certificates (EPC's) | Independent EPC Providers | We recommend landlords and vendors to obtain legally required EPCs through independent providers. | We may receive up to £35 (inc. VAT) per completed EPC. |
| Wealth Management | Independent Financial Advisors | We refer vendors, purchasers, landlords, and tenants to independent advisors for wealth management and tax planning. | We may receive up to 10% of the total invoice amount (net of VAT). |
| Mortgage & Financial Services | Independent Mortgage Brokers | We recommend landlords, vendors, and purchasers to mortgage brokers for financing solutions. | We do not receive a referral fee but may have a shared revenue agreement within our network. |
| Surveys | Chartered Surveyors | We recommend vendors and purchasers requiring property surveys. | We may receive up to 12% (inc. VAT) of the surveyor's invoice. |
| Removal & Storage Services | Professional Moving Companies | We recommend vendors, purchasers, tenants, and applicants requiring removal and storage services. | We may receive up to 15% (inc. VAT) of the removal invoice and 10% (inc. VAT) of the storage invoice. |
| Property Refurbishment & Project Management | Independent Contractors | We recommend vendors, purchasers, and landlords seeking refurbishment and project management. | We may receive up to 18% (inc. VAT) of the total invoice amount. |
| Tax Advice from Third Parties | Independent Tax Advisors | We refer clients requiring bespoke tax advisory services. | We may receive up to 15% (inc. VAT) of the total invoice amount. |
| Tenant Referencing | Independent Referencing Companies | We use third-party providers for tenant referencing checks. | We may receive up to £35 (inc. VAT) if a landlord purchases additional services (e.g., insurance). |

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| Utility Switching | Utility Service Providers | We use independent partners to switch utility accounts at tenancy start and end. | We may receive up to £25 (inc. VAT) for each switch and may receive commission on additional services (insurance, broadband, TV). |
| Trade Contractors (Repairs & Certifications) | Various Contractors | We recommend landlords to electricians, plumbers, and gas engineers. | We may receive between 10% and 25% (inc. VAT) of the total invoice amount. |
| Inventory Services | Independent Inventory Clerks | We recommend landlords for property inventory and check-out reports. | We may receive up to 25% (inc. VAT) of the total invoice amount. |
| Deposit-Free Renting | Insurance-backed Deposit Schemes | Landlords and tenants may opt for an alternative to traditional deposits. | We may receive up to 27.5% of the net guarantee fee (less VAT and insurance tax). |
| White Goods Supply | Independent Suppliers | We recommend landlords purchasing white goods for rental properties. | We receive 0% (inc. VAT) of the total invoice amount. |

SHARED COMMISSION & INTRODUCTION

| Service | Company | Declaration | Referral Fee |
|---|---------------------------------------|---|---|
| Estate & Letting Agents | Partner Agencies | We may collaborate with other estate/letting agents in sub-agency arrangements. | We do not receive a referral fee but may enter into split commission agreements of up to 50%. |
| Introductions from Third Parties | Solicitors, Developers & Other Agents | We may enter into agreements with third parties who introduce customers to us. | We may receive up to 20% of our net commission fees. |
| Auction Sales | Property Auction Partners | Vendors opting to sell properties via auction are referred to partners. | We may enter into a 75%/25% split commission arrangement (in our favour). |

All referral partners are selected carefully to ensure quality services for our clients. These fees do not affect the final amount you pay to service providers and are separate from our own agency fees or commissions. For any questions, please contact us.

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