



Disclaimer

Anti Money Laundering Fees

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Referral Fees and Introductions

As part of the services we provide, Clee Tompkinson Francis Estate Agents may introduce or recommend our clients to third-party professional service providers, including mortgage brokers, financial advisers, solicitors, conveyancers, surveyors and other property-related service providers.

Where we make such an introduction, we may receive a referral fee, commission or other financial benefit from the service provider if you subsequently proceed with their services.

Where applicable, we will provide details of any referral fee or commission payable to us before you proceed with the relevant service. The amount may vary depending on the service provider and the nature of the referral.

Any recommendation we make is intended to provide you with a convenient option, but you are under no obligation to use any service provider we recommend. You are free to choose your own mortgage broker, solicitor, conveyancer or other

professional adviser, and we encourage you to consider the service, fees and terms offered before making your decision.

Clee Tompkinson Francis Estate Agents does not provide mortgage, financial or legal advice unless expressly stated otherwise. Any mortgage, financial or legal advice provided by a third-party firm is the responsibility of that firm, and you should satisfy yourself that the firm is appropriately authorised and suitable for your requirements.

Our receipt of a referral fee does not affect the price you pay us for our estate agency services. However, the existence of a referral arrangement may constitute a financial interest, and we therefore disclose this information so that you can make an informed choice.

If you would like further information about any referral arrangement, including the amount or basis of any referral fee payable to us, please ask a member of our team before proceeding with the introduction.