



TERMS OF BUSINESS

Hurin Investments Limited

Version 1, September 2026

These are the general Terms of Business of Hurin Investments Limited ("Hurin", "we", "us"). They apply to every client we act for, whether you are the owner of a property or portfolio we have been instructed to sell, or a prospective buyer we introduce to an opportunity. They are provided to you before you are committed to any liability, as required by section 18 of the Estate Agents Act 1979.

Where we are instructed on a specific property or portfolio, the details of that instruction — including the basis of appointment, exclusivity period and commission rate — are set out in a separate, signed Sales Agency Agreement. These Terms of Business apply alongside that agreement, and in the event of any conflict between the two, the signed agreement takes precedence for that instruction.

1. Who we are

1.1 Hurin Investments Limited (company number 17406142) is a limited company registered in England and Wales, whose registered office is at 71-75 Shelton Street, Covent Garden, London, WC2H 9JQ.

1.2 Redress scheme. Hurin is a member of the Property Redress Scheme, a government-approved redress scheme.

1.3 Anti-money laundering supervision. Hurin is registered with HM Revenue & Customs for supervision under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

1.4 Professional indemnity insurance. Hurin holds Professional Indemnity Insurance covering the services described in these terms.

1.5 Data protection. Hurin is registered with the Information Commissioner's Office as a data controller. Our full Privacy Notice sets out how we collect, use and protect personal data, and is available on request and on our website.

2. Our services

2.1 Hurin acts as an introducer in relation to large residential real estate, connecting owners who wish to sell with prospective buyers and investors, on an off-market and confidential basis.

2.2 We may act for sellers, introducing and marketing a property or portfolio to suitable purchasers; or for buyers, sourcing opportunities that meet their requirements. Which of these applies, and on what basis, is confirmed in writing at the point of instruction.

2.3 Hurin does not provide property valuations, investment or financial advice, or property management services. Clients requiring these services should seek them from an appropriately qualified and regulated provider.

2.4 Hurin does not hold client money at any stage. All funds pass between the parties' solicitors.

3. How we are instructed

3.1 No liability to pay a fee arises until you have instructed us in writing and we have confirmed acceptance of that instruction, setting out the property or requirement concerned, the basis of appointment, the exclusivity period, and the applicable commission.

3.2 The basis of appointment, exclusivity period and commission rate are agreed individually for each instruction and may vary between clients. These Terms of Business set out the terms that apply generally; the specific commercial terms for your instruction are those confirmed in writing at the time.

3.3 We cannot market a property, make an introduction, or act on an instruction until our anti-money laundering checks, described in section 5, are complete.

4. Fees and commission

4.1 Our commission is agreed with each client individually and confirmed in writing before we act. It is calculated as a percentage of the agreed sale price of the relevant property or asset.

4.2 Commission becomes payable on completion of a sale to a purchaser we have introduced, or to any associate of that purchaser as defined in section 345 of the Companies Act 2006.

4.3 Commission is payable within ten working days of completion, on receipt of our invoice, by the client or the client's solicitor on the client's behalf.

4.4 Commission is stated exclusive of VAT. Hurin is not currently registered for VAT; where we become VAT registered, VAT will be charged at the applicable rate.

4.5 Interest is payable on any part of our commission unpaid 28 days after the due date, at 5% above the Bank of England base rate.

4.6 No commission is payable where no sale completes, except where a transaction is entered into in circumvention of an introduction we have made, as described in section 7.

5. Anti-money laundering and identity verification

5.1 We are required by law to verify the identity of our clients before acting. We will ask you to provide, promptly on request:

- Photographic identification and evidence of address for the individual instructing us
- Where you are a company, trust or other legal entity: its registration details, and identification and evidence of address for each beneficial owner holding more than 25%, or, where no such person exists, for its senior managing officials
- Confirmation of the ownership structure of the entity or entities holding the property
- Where required, evidence of source of funds or source of wealth

5.2 Verification is normally carried out through a secure electronic verification service.

5.3 We may be required to carry out further checks during the course of an instruction, and clients are expected to co-operate with any such request. If the required information is not provided, we will be unable to act.

5.4 We are subject to legal obligations which may require us to make a report to the National Crime Agency. Where such a report is made, we may be prohibited by law from informing the client and from explaining the reason for any resulting delay.

6. Confidentiality and non-circumvention

6.1 We will keep confidential any business information, contacts and sources obtained in the course of acting for you, and will not disclose them to any third party without written consent, except where disclosure is required by law or by a regulator.

6.2 Clients will not deal directly or indirectly with any party we have introduced in relation to a property, without our prior written consent, during the term of an instruction and for one year after its termination or expiry.

7. Complaints

7.1 If you are dissatisfied with our service, our written Complaints Procedure applies, and is available on request and on our website.

7.2 If you remain dissatisfied after our final written response, or if eight weeks have passed since your written complaint was received, you may refer the matter to the Property Redress Scheme.

8. General

8.1 These Terms of Business, together with the Privacy Notice and Complaints Procedure referred to above, apply to every instruction we accept, alongside the specific written terms confirmed for that instruction.

8.2 No person who is not a party to an instruction has any right to enforce its terms under the Contracts (Rights of Third Parties) Act 1999.

8.3 These Terms of Business are governed by the laws of England and Wales, and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

This document may be updated from time to time. The current version is always available on request and at hurininvestments.co.uk.