



Referral Fees

A referral fee is any commission, payment, fee or other reward we receive from other companies in return for recommending their services to you. We believe you should know how much we stand to receive each time we make a referral and whether these companies are connected to us. This way, you can make an informed decision whether to use them or use a company of your own choice.

All our recommended service providers are carefully selected to improve the services we offer to you. The referral fees shown are per referral and do not affect the final amount you pay to the service provider. All referral fees are separate from your obligation to pay our own fees or commission, which are subject to VAT.

Service	Company	Declaration	Connection	Referral Fee
Conveyancing Services	Cook Taylor Woodhouse	We recommend sellers and/ or potential buyers use the solicitors when requested.	None	£240 for each sale/ purchase or remortgage completed
Energy Performance Certificates	We use a number of approved independent companies to produce Energy Performance Certificates.	We recommend landlords and vendors who are required by law to obtain an Energy Performance Certificate to use the services of these companies.	None	We receive approx. £30 (inc VAT) for each completed Certificate.
Mortgage and Financial Services	Trinity Finance	We recommend landlords, vendors and purchasers who require mortgage and protection policies to use this company.	None	We would expect to receive a referral fee of up to 15% of their invoice to you (net of VAT) for recommending you to them.
Surveys	MAP Surveyors	We recommend vendors and purchasers who require a survey	None	We do not receive any referral fee for recommending

		to use this company.		you to them but our staff may individually receive £50 in vouchers.
Trade Contractors	Various Trade Contractors e.g. electricians, plumbers, gas engineers, etc	We recommend landlords who require a contractor to repair, maintain and/or certify their properties to use these companies.	None	We do not receive any fees as standard unless we inform you separately in writing at the time work is undertaken.
Gas safety certificates, plumbing, heating	Mainheat Ltd	We recommend landlords who require a contractor to carry out a gas safety certificate, repairs or installations.	The directors of Mainheat Ltd are related to the directors of James Gorey Ltd.	We receive £36 inc VAT for any gas safety certificate undertaken. We do not receive fees for any other work.
Inventories	Invicta Inventories	We recommend landlords who require an inventory report at the start of a tenancy and/or a check- out report at the end of a tenancy to use these companies.	None	We receive £36 inc VAT for any inventory work undertaken.
Other estate \ letting agents	Various	We may enter into a sub-agency relationship with other estate or letting agents where we consider it is in your best interests.	None	We do not receive a referral fee but we may enter into split commission arrangements of up to half our fees where we do this.

Introduction from third parties	Various	We may enter into agreements with independent solicitors (or other companies) who introduce customers to us.	None	We may enter into split commission arrangements of up to 30% of our net commission fees where you use our services following an introduction.
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