

SPECIMEN COPY — FOR INFORMATION ONLY — NOT FOR SIGNATURE

Client-specific details must be completed in a separate agreement before signing.

Client Sourcing Agreement

Aura Property Deals Ltd

Version 2 — 9 October 2026

This agreement records the property sourcing and investment analysis services commissioned by the client, the fees payable and each party's responsibilities.

Complete the relevant fields before signing. Optional services apply only where their scope and price have been expressly agreed.

1 Parties

Service provider

Aura Property Deals Ltd, referred to as "Aura", "we" or "us".

Company number: 17443590

Registered office: Flat 13, Churchfield House, Lushington Drive, Cobham, KT11 2LU

Correspondence and cancellation address: Flat 13, Churchfield House, Lushington Drive, Cobham, KT11 2LU

Email: info@aurapropertydeals.online

Business telephone: 07742 983187

VAT status: Not VAT registered

Redress scheme: The Property Ombudsman

Membership number: T15001

Client

Full name or company name: [Insert]

Company number, if applicable: [Insert]

Address: [Insert]

Email: [Insert]

Telephone: [Insert]

Authorised representative, if applicable: [Insert]

Intended purchasing entity: [Insert]

Agreement date: [Insert]

An individual's consumer rights depend on the circumstances and purpose of their instructions. Describing a client as an investor does not automatically remove those rights.

2 Client instructions

The agreed search brief is:

- Target locations: [Insert]
- Property type: [Insert]
- Investment strategy: [Insert]
- Purchase budget: [Insert]
- Refurbishment or development budget: [Insert]
- Funding method and readiness: [Insert]
- Target timescale: [Insert]
- Other essential requirements: [Insert]

Appointment start date: [Insert]

Appointment end date, if agreed: [Insert]

This is a non-exclusive appointment unless a separate written exclusivity arrangement is agreed. The client may search independently and instruct other agents.

Aura does not guarantee that a suitable property will be found or that an offer will be accepted.

3 Services

Subject to the agreed brief, Aura's services may include:

- Identifying potential property opportunities.
- Assessing their suitability against the client's requirements.
- Preparing preliminary investment analysis.
- Introducing properties to the client.
- Communicating with sellers, agents, auctioneers and co-sourcing partners to obtain information and help progress an introduction.

Specific services and deliverables commissioned

[Insert agreed scope]

Aura will provide the agreed services with reasonable care and skill.

Aura cannot bind the client to a purchase, submit a binding bid or enter into a property contract on the client's behalf under this agreement.

Aura's sourcing role ends on legal completion of the relevant purchase, subject to any outstanding obligations under this agreement. Aura does not acquire ownership or a profit share in the property.

4 Investment analysis

Any appraisal is a preliminary assessment based on the information available when it is prepared.

Estimates of property value, rent, refurbishment costs, development costs, finance and returns depend on stated assumptions and may change.

Where appropriate and commissioned, analysis may include:

- Conservative, base and upside estimates of gross development value.
- Basic refurbishment and extended refurbishment or development scenarios.
- Acquisition costs, works, contingency, finance, holding and disposal costs.
- Target profit margin scenarios of 15%, 20% and 25%, with the calculation basis stated.
- Suggested purchase limits and walk-away thresholds.

Estimated project profit is the estimated exit value less the purchase price and all relevant project costs. No profit, valuation, rental income or investment return is guaranteed.

Aura's analysis does not replace a survey, formal valuation, solicitor's advice, tax advice, planning advice or regulated financial advice.

Any preliminary legal-pack screen identifies apparent issues for further investigation by the client's solicitor. It does not establish that title is satisfactory or that it is safe to bid.

Aura does not provide lettings, property management, construction supervision, post-purchase management or formal Housing Health and Safety Rating System assessments under this agreement.

5 Sourcing fee

The sourcing fee is 2% of the purchase price, payable on legal completion. Aura Property Deals Ltd is not VAT registered. No VAT is charged.

The purchase price means the consideration paid for the property or portfolio identified in the agreed transaction. It excludes transaction taxes, legal costs, auction charges, finance costs and refurbishment expenditure.

The fee becomes payable only when all the following conditions are met:

1. Aura has introduced the property under this agreement.
2. That introduction was an effective cause of the client's purchase.
3. Legal completion takes place.

No sourcing fee is payable merely because a property is presented, an offer is accepted, contracts are exchanged or a purchase fails to complete.

Example: At a purchase price of £200,000, the total sourcing fee is £4,000.

Payment is due on legal completion against Aura's invoice. The client may arrange for their solicitor to pay from completion funds but remains responsible for payment.

A different acquisition structure, including a purchase of company shares, requires a separate written fee basis agreed before that work begins.

Any future change to Aura's VAT status will be addressed through an appropriate written agreement before affected services are commissioned. This agreement does not authorise an automatic increase in the agreed fee.

6 Optional services and charges

Optional charges apply only where the client has expressly agreed the scope, total price, payment timing and refund terms in writing before work begins.

Analysis service

Service name: [Insert or state not commissioned]

Property or project: [Insert]

Deliverables: [Insert]

Delivery date: [Insert]

Total charge: £[Insert]

Payment terms: 100% payable before analysis begins. Date paid: [Insert]

All commissioned property analysis services, including Aura Auction Ready™, Aura Development Ready™ and Bespoke Property Analysis, are payable in full before work begins. The agreed analysis fee covers the research, assessment and preparation of the specified deliverables. Payment is not conditional upon the client purchasing a property. Where the agreed service has been properly provided, a decision not to purchase, or a finding that the property is unsuitable, does not in itself entitle the client to a refund. Applicable statutory cancellation rights and legal remedies remain unaffected.

Where the client completes the purchase of the relevant property through Aura, the analysis fee paid for that property will be credited against the sourcing fee due on legal completion. The credit cannot exceed the sourcing fee payable.

Other optional services

[Insert or state none]

Any exclusivity arrangement must have a separate written schedule identifying the property, duration, total charge, credit arrangements and refund provisions.

Exclusivity applies only to Aura's own introductions unless the seller or another relevant party has separately agreed otherwise. It does not reserve the property or prevent other parties from selling or bidding for it.

No additional screening charge, referral charge, administration fee or expense is payable unless disclosed and agreed in advance.

7 Introductions and fee protection

Aura will record property introductions in writing, identifying the property and introduction date.

If the client already knew of the property or was actively pursuing it independently, they should tell Aura promptly and provide available evidence. Failure to notify Aura does not, by itself, establish that a fee is payable.

The client must not deliberately bypass Aura to avoid a fee properly due under this agreement. Direct contact with a seller, auctioneer or agent does not remove an otherwise valid fee entitlement.

If the client wishes to purchase through a company, special purpose vehicle, nominee or another entity they control, they must notify Aura and agree the purchasing arrangements before proceeding. A change of purchasing entity must not be used deliberately to avoid an otherwise valid fee.

This clause does not make an unconnected third party liable or create a separate financial penalty.

For a property effectively introduced by Aura, fee protection continues for **six months after termination**, provided legal completion occurs within that period and all conditions in section 5 are met.

No longer period applies without a separate written agreement.

If another sourcing agent claims a fee for the same property, the client should notify Aura before proceeding. Aura will clarify its position in writing to help avoid duplicate charges.

8 Co-sourcing and conflicts of interest

Aura may work with co-sourcing partners.

Any division of Aura's fee between partners is an arrangement between those businesses and does not increase the client's agreed total fee.

Before the client commits to a transaction, Aura will disclose any material conflict of interest, personal interest in the property, relevant connection with the seller or payment Aura expects to receive from another party in connection with the transaction.

The client is free to appoint their own solicitor, surveyor, broker and other advisers.

9 Client responsibilities

The client must provide accurate information about their requirements, purchasing entity, available funds and intended finance.

The client is responsible for obtaining independent legal, survey, valuation, planning, tax and funding advice appropriate to the proposed purchase.

The client makes the final decision whether to proceed and must not rely solely on Aura's preliminary analysis.

For auction purchases, the client must understand the auction conditions, buyer's charges, deposit requirements and completion deadline before bidding. A successful bid may create an immediate binding obligation.

Aura's usual screening rule is to allow at least 14 days before auction. Any shorter timescale requires express agreement and does not reduce the client's due diligence responsibilities.

The client must notify Aura promptly of an offer, exchange or completion relating to an introduced property.

10 Identity checks and handling money

Aura must carry out applicable identity, beneficial ownership, sanctions and anti-money laundering checks.

The client must provide reasonably requested identification and information about the source of funds and, where required, source of wealth.

Aura may decline, pause or end instructions where required checks cannot be completed or where continuing would breach legal obligations. Applicable restrictions may prevent Aura from explaining every reason.

Aura does not hold purchase deposits, auction deposits or completion funds under this agreement. These must be paid to the appropriate solicitor, auctioneer or other authorised recipient.

11 Confidentiality and personal information

Both parties will protect confidential information, subject to lawful disclosure and disclosure reasonably needed to perform the agreed services.

The client may share reports with their professional advisers and funders for the proposed purchase.

Reports must not be resold, published or presented as advice prepared for another investor without Aura's written permission.

Aura will handle personal information under applicable data protection law and its Privacy Policy, available at:

www.aurapropertydeals.online

Relevant information may be shared with advisers, transaction parties, co-sourcing partners, service providers, regulators or the redress scheme where there is a lawful basis.

Signing this agreement does not require consent to marketing.

12 Ending the appointment

Either party may end the appointment by written notice at any time.

No sourcing termination fee applies.

A sourcing fee may remain payable for a qualifying introduction within the limited period in section 7, subject to all conditions in section 5.

The treatment of commissioned analysis or other optional services will follow their agreed terms, subject to statutory cancellation rights. Any refund due will be made promptly.

Ending the appointment does not remove rights or liabilities already accrued.

Consumer cancellation rights take priority where they apply.

13 Consumer cancellation rights

Where the client is a consumer and enters into this service agreement at a distance or off business premises, they ordinarily have the right to cancel within **14 days**, beginning the day after the agreement is made, without giving a reason.

Any extension required by law applies.

To cancel, the client may email:

info@aurapropertydeals.online

Alternatively, the client may write to the cancellation address in section 1.

Any clear statement of cancellation is sufficient. The cancellation form at the end of this agreement is optional.

Aura will refund payments due back to the client within 14 days of being informed of cancellation, using the original payment method unless otherwise agreed without additional cost.

Aura will not begin services during the cancellation period unless the client expressly requests this.

Where a consumer requests an early start and then cancels, any lawful payment for services supplied must be proportionate and comply with the applicable information requirements.

Aura will not charge a sourcing fee solely for an introduction where the consumer validly cancels before legal completion.

For separately priced analysis, a proportionate charge may apply for work supplied following a valid early-start request.

The right to cancel a fully performed service is lost only where the required express request and acknowledgment have been given.

Optional request to start services early

These boxes must be completed by the client and must not be preselected.

☐ I expressly request that Aura begins the agreed services before my cancellation period ends.

☐ I understand that, if I cancel after work begins, a lawful proportionate payment may apply as explained above.

☐ I understand that I lose the right to cancel a service once it has been fully performed, provided the legal conditions for this are met.

Client name: _____

Client signature: _____

Date: _____

14 Complaints and redress

Complaints should be sent to Michele Williams at:

info@aurapropertydeals.online

Alternatively, the client may write to the correspondence address in section 1.

Aura will acknowledge a written complaint within three working days and aim to provide a written outcome within 15 working days.

If more time is needed, Aura will explain why and provide an updated timescale.

A dissatisfied client may request a further review under Aura's published complaints procedure. Aura will provide a final written response and explain the available independent redress.

An eligible complaint may be referred to The Property Ombudsman following Aura's final response, or if eight weeks have passed without resolution, subject to the scheme's rules.

A referral should normally be made within 12 months of the final response.

The Property Ombudsman

Website: www.tpos.co.uk

Nothing in this agreement prevents the client exercising statutory rights or taking legal action.

15 Responsibility and legal rights

Aura is responsible for providing its services with reasonable care and skill.

Aura does not guarantee investment performance or property availability.

Where information comes from third parties, Aura will exercise reasonable care in assessing and communicating it, identify material assumptions and correct material errors that come to its attention.

Nothing excludes or limits liability for fraud, fraudulent misrepresentation, death or personal injury caused by negligence, or any liability that cannot lawfully be excluded or limited.

Nothing removes consumer rights or remedies available under applicable law.

16 Changes and governing law

Changes to the brief, services or fees must be agreed in writing before the changed work begins.

Aura will not change charges retrospectively.

This agreement and any signed service schedules record the agreed appointment. Website updates do not automatically amend an existing signed agreement.

The agreement is governed by the law of England and Wales.

Consumers retain any mandatory protections and rights to bring proceedings in the courts available to them under applicable law.

A purchase in Scotland or Northern Ireland may require additional terms reflecting that jurisdiction's property procedures.

17 Acceptance and signatures

By signing, the parties confirm that the client has received:

- This agreement.
- The agreed service scope and fee information.
- Applicable cancellation information.
- Aura's Privacy Policy.
- Aura's complaints procedure.

Client

Name: _____

Position, if signing for a company: _____

Signature: _____

Date: _____

For Aura Property Deals Ltd

Name: Michele Williams

Position: Founder and Director

Signature: _____

Date: _____

Optional cancellation form

To: Aura Property Deals Ltd

Email: info@aurapropertydeals.online

Postal address: Flat 13, Churchfield House, Lushington Drive, Cobham, KT11 2LU

I hereby give notice that I cancel my contract for the following services:

Agreement date: _____

Client name: _____