



Referral Fees – Distinct Property Consultants

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.

Sales

Service	Company	Declaration / Connection to Distinct	Referral Fee
Conveyancing Services	Various conveyancing firms	We recommend sellers and/or potential buyers use solicitors we have experience with	None
Energy Performance Certificates	Various approved companies	We recommend landlords and vendors who are required by law to obtain an EPC to use these companies.	Up to £30 (inc VAT) per completed certificate.
Anti-Money Laundering Checks	Lifetime Legal	Our Approved AML checks provider	£20 incl VAT
Wealth Management	Solicitors	We recommend vendors, purchasers, landlords and tenants to independent solicitors.	None
Mortgages & Financial Services	Various mortgage companies	We recommend vendors, purchasers, landlords and tenants to independent mortgage and financial services.	None
Surveys	Various companies	We recommend vendors and purchasers who require a survey.	None



Removal and Storage Services	Various removal companies	Recommended for removals and storage.	None
Refurbishment/Project Management Services	Various contractors	Recommended for property refurbishment/project management.	Up to 18% (inc VAT) of the invoice as per our project management fees
Tax Advice	Various third parties	Recommended for bespoke tax advice.	None

Lettings

Service	Company	Declaration / Connection to Distinct	Referral Fee
Referencing	Let Alliance	Used for tenant referencing. No connection to Distinct.	None
Insurance	Let Alliance	Used for rent guarantee m landlord and tenant insurance	We may receive commission if the tenant or landlord takes out the products offered
Utility Switching	Third-party service providers	Used to switch utility accounts at tenancy start/end.	We may receive commission if the tenant or landlord takes out the products offered
Trade Contractors	Various (electricians, plumbers, etc.)	Recommended for repairs, certifications, and maintenance.	None
Inventory Clerks	Various Companies	Recommended for inventory/check-in/check-out reports.	None



Shared Commission

Service	Company	Declaration / Connection to Distinct	Referral Fee
Other Estate/Letting Agents	Various	We may enter into sub-agency relationships if it's in your best interest.	Split commission up to 50% of our fees.
Introductions from Third Parties	Various	Agreements with solicitors, developers, and others who introduce customers.	None
Auctions	National Auction Network	Referred for property auctions.	No referral fee; may split commission

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.