

Terms and Conditions – Rochills Estate Agents One Fee one focus offer.

By participating in the Rochills one fee one offer promotion, you agree to be bound by these Terms and Conditions:

1. Organiser

The Promotion is organised by Rochills Ltd, registered at Elm Park House, Elm Park Court, Pinner, Middlesex, HA5 3NN, registered number 4899355
("Rochills", "We", or "Us").

2. Period

2.1 The promotion opens at Midnight on 1ST October 2025 and closes at Midnight on **31st October 2025** - the ("**Offer Period**").

3. Eligibility

3.1 The offer is open to individuals aged 18 years or over who instruct Us to sell their property during the offer Period.

One Fee one focus offer is limited to properties marketed between £800,000 to £1,250,000 – fixed fee of £7,000 plus vat.

3.2 Participants must be the legal owner(s) of the property listed for sale with Us. For the purposes of this Offer, a "legal owner" is defined as:

- An individual who is the sole registered proprietor of the property; or
- Individuals who are joint registered proprietors of the property.
Proof of ownership may be requested at any time to verify eligibility.

3.3 Employees of Rochills, their immediate family members, and agents connected to the offer are not eligible to participate.

4. How to Apply

4.1 To participate in the offer, you must:

- Instruct Us to list your property for sale during the offer Period, either under a sole agency agreement or as part of a multiple agency agreement.
- Ensure the property remains actively marketed with Us (for sale) for the duration of the Offer Period.

4.3 Participants are eligible for **one entry per individual property** listed for sale during the offer Period.

4.4 Participants must ensure that all terms of their agreement with Us have been fulfilled and that no outstanding payments or obligations exist. Failure to meet these requirements may result in disqualification from the offer.

5. Disqualified from the Offer:

Participants who take any of the following actions.

- Temporarily withdrawing the property from the market or significantly changing the terms of the listing
- (Without prior written consent from Us).
- Terminating an agency agreement with Us to enter into a new agency agreement or multiple agency agreement with another agent during and after the offer Period.
- Participants who do not consent to having their details used in marketing materials must notify Rochills at the time of entry. By applying for the offer, participants acknowledge that consent to marketing is a mandatory condition of the offer. Participants who choose not to consent to marketing materials will not be eligible to the offer.

5.1 Offer is non-transferable, non-exchangeable, and no cash alternative will be offered.

6.0 General Conditions

6.1 Rochills reserves the right to verify the eligibility of sellers.

6.2 If sellers are found to have breached these Terms and Conditions, their entry will be disqualified.

6.3 Sellers agree to the placement of a for sale and or sold board.

6.4 Seller accept a minimum term of 12 weeks contract on a sole agency basis.

7 Limitation of Liability

7.1 Rochills accepts no responsibility for any loss, damage, or injury arising from participation in the Offer, except where such liability cannot be excluded by law.

8. Amendments and Cancellation

8.2 We reserve the right to amend these Terms and Conditions or cancel the offer for reasons beyond our control.

9. Governing Law

9.1 These Terms and Conditions are governed by the laws of England and Wales.

9.2 Any disputes arising from the offer will be subject to the exclusive jurisdiction of the courts of England and Wales.

10 Contact Us

For any queries regarding the offer, please contact us. Contact details can be found on our website – <https://rochills.co.uk/>