

Property Introductions

Terms & Conditions



M&G Real Estate welcomes and encourages submission to it for consideration, potential property investment sales and acquisition opportunities, from bona fide reputable property investment agents or other intermediaries whether or not they are retained by the seller. M&G Real Estate expects all investment agents seeking to introduce property opportunities to act at all times in accordance with the Investment Property Forum (IPF) Open Market Investment agency protocol and also the RICS Conflicts of Interest Professional Statement.

Any introduction submitted to M&G Real Estate is wholly subject to our full standard terms and conditions of engagement which are available upon request. Any fees payable to non-retained agents, the circumstances in which they will be payable and services required must be agreed by negotiation and separately recorded in writing.

The M&G Real Estate Buying Desk is administered by Marion Kerrigan, tel. 020 7548 6656. Please see IMPORTANT note regarding FEES for introductions below.

IMPORTANT: M&G Real Estate requires all fees to be agreed in writing and acceptance of an agent's fee proposal is not implied by the introduction status becoming "Registered" or "Active".

M&G'S POLICIES, PROCEDURES AND CONDITIONS FOR THE ACCEPTANCE OF PROPERTY INTRODUCTIONS

1. Propex is M&G Real Estate's strongly preferred method of submission of potential investment opportunities. Propex members should introduce potential investment opportunities via Propex and not via property.introductions@MandG.com which is for the use of agents or other intermediaries who are not members of Propex. Potential investment opportunities submitted via email by Propex members will not be considered until resubmitted via Propex.
2. M&G Real Estate, in all instances, must receive the information necessary for it to evaluate potential investment opportunities. The necessary information includes: full postal address, tenure, tenancy details, floor area / site size, price and yield profile, and type of deal. Any investment opportunities that we do not consider to be sufficiently particularised may be rejected without consideration or explanation and no submission will be accepted or considered for acceptance by M&G Real Estate until all necessary information has been provided.
3. M&G Real Estate reserves the right in its absolute discretion to determine: whether any purported introduction of a potential investment opportunity, and any further information requested or provided, have been properly submitted or continue to be properly submitted; whether to recognise any particular opportunity as having been introduced by a particular party; whether to accept or reject any purported introduction without consideration or explanation; and the most appropriate agent where a potential investment opportunity is submitted by more than one agent. M&G Real Estate also reserves the right to conduct negotiations directly with a vendor without the involvement of an agent.

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4. Where M&G Real Estate elects not to pursue any investment opportunity at any stage of the process, it reserves the right to recognise an introduction of the relevant property by another party, in which event M&G Real Estate will have no liability to you in respect of the investment opportunity you submitted. Circumstances where M&G Real Estate is likely to exercise this right would include (without limitation) where there are changes in the offer terms, or 3 or more months have elapsed.

 5. In all cases, the payment of fees or commission (or any other payment) to any agent for any introduction shall be entirely at the discretion of M&G Real Estate unless or until the basis and quantum of such is expressly agreed in writing by or on behalf of M&G Real Estate's client fund for whom an interest is pursued. M&G Real Estate and its client funds shall not be liable, by implication or otherwise, for any fee or commission as a result of the submission, registration, or consideration of any potential investment opportunity or the purchase of any property that has been the subject of a potential investment opportunity.

 6. In the event that you do not agree to the above conditions, please contact us immediately via property.introductions@MandG.com to withdraw the relevant investment opportunity. Your continued submission of the relevant investment opportunity to M&G Real Estate shall constitute your agreement to and acceptance of the process and terms set out above.
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