

1. The following terms and conditions apply to the property management incentive offered by JLL as part of the JLL 2024 Promotion (the “Promotion”). By participating in the Promotion, you (the “Participant”) agree to the terms and conditions contained herein. ‘JLL’ shall mean Jones Lang LaSalle Limited, a company registered in England and Wales with company registration number 01188567 having its registered office at 30 Warwick Street London W1B 5NH.
2. The JLL incentive referred to herein comprises of free residential property management services for a period of twelve months, subject to the following terms and conditions (the “Promotional Rate”).
3. The Promotional Rate is applicable to property management fees relating to a Property Management Agreement (as defined below) made between the dates of 1st July 2024 and 30th September 2024 (the “Promotional Period”).
4. If the Promotional Rate becomes unavailable for any reason beyond JLL’s control, JLL may in its sole discretion decide to provide an alternative incentive.
5. The Participant must enter into a contract with JLL for the provision of property management and letting services in relation to a property on JLL’s standard terms for a minimum term of 24 months (a “Property Management Agreement”) irrespective of the length of the relevant tenancy agreement. If the that comes to an end within the minimum term of the Property Management Agreement (the “Minimum Term”), subsequent tenancies within the Minimum Term shall be marketed by JLL on a sole agency basis in accordance with JLL’s standard terms and conditions for lettings agency.
6. The Promotional Rate is subject to the Participant and any eventual tenant clearing JLL’s KYC and anti-money laundering checks.
7. The Participant shall remain liable for lettings fees and any other fees payable in connection with a Property Management Agreement.
8. The Property Management Agreement must be entered into within the Promotional Period.
9. All properties to which the Promotion is applied must be fully marketed online and the Participant shall grant JLL full access to complete additional marketing where relevant at JLL’s absolute discretion including the placement of a property board outside the relevant property(ies).
10. The Promotional Rate can be applied to up to five properties owned by a single Participant, whether or not such properties are instructed to JLL by a single Property Management Agreement or multiple Property Management Agreements (the “Cap”).
11. The Cap for each Participant shall include property owned or controlled by that Participant in its own name as well as any property owned or controlled jointly with any other party or parties.
12. The Promotional Rate will not come into effect unless and until the relevant property(ies) subject to the Promotional Rate is/ are fully let by JLL under a Property Management Agreement.
13. The Promotional Rate shall not apply to any property already managed by JLL, whether under a Property Management Agreement or otherwise.
14. The Promotional Rate shall not apply to any Property Management Agreement entered into outside of the Promotional Period.

15. The Promotional Rate cannot be applied to any property or properties for which JLL would not in the ordinary course of its business, having regard to geographical location and resourcing requirements, accept instructions under a Property Management Agreement.

16. The Promotional Rate cannot be applied in conjunction with other JLL promotions or incentives.

17. The Promotional Rate shall not serve to reduce or limit a Participant's liability for all other costs, expenses and duties payable in connection with a Property Management Agreement, which shall remain payable in full.

18. JLL makes no representation or warranty as to the outcome of the services to be provided under a Property Management Agreement and Participant acknowledges that entry into a Property Management Agreement by a Participant does not guarantee a letting of the relevant property(ies) will occur.

19. JLL's privacy policy applies to the collection, use, and disclosure of personal information in connection with the Promotion and the Promotional Rate. By participating in the Promotion, you acknowledge and agree to JLL's privacy policy.

20. If any provision of these terms and conditions is found to be invalid or unenforceable, such provision shall be severed from the terms and conditions, and the remaining provisions shall remain in full force and effect.

21. These terms and conditions shall be governed by the laws of England and Wales and the English Courts shall have exclusive jurisdiction to settle any dispute arising herefrom.