

# Terms & Conditions

SG Premier Property Investments Last updated: March 2026

## 1. Introduction

These Terms and Conditions govern your use of the SG Premier Property Investments website (sgpremierinvestments.com) and the property deal sourcing services we provide. By using our website or engaging our services, you agree to these terms in full.

SG Premier Property Investments is operated by Grace Tehe, based in Coventry, West Midlands, UK.

## 2. Our Services

SG Premier Property Investments is a property deal sourcing business. We identify and present property investment opportunities to investors, including but not limited to:

- Houses in Multiple Occupation (HMO)
- Buy-to-Let (BTL) properties
- BRRR (Buy, Refurbish, Refinance, Rent) opportunities
- Commercial-to-residential conversions

We act as an introducer between property sellers and investors. We are not estate agents, financial advisers, legal advisers or mortgage brokers.

## 3. Not Financial or Legal Advice

The information provided through our website and services is for general information purposes only. It does not constitute financial, legal, tax or investment advice. You should always seek independent professional advice before making any investment decision. Property values can go down as well as up, and past performance is not a guarantee of future results.

## 4. Deal Sourcing Fees

Our sourcing fee is 2% of the property purchase price. This fee is payable on exchange of contracts, as outlined in our sourcing agreement. No services will commence without a signed sourcing agreement between both parties.

## 5. Accuracy of Information

We take reasonable care to ensure that the property information we present is accurate at the time of sharing. However, we do not guarantee the accuracy, completeness or reliability of any property details, financial projections or rental yields provided. It is the investor's responsibility to carry out their own due diligence, including but not limited to:

- Independent property valuation

- Legal searches and conveyancing
- Planning and building regulation checks
- Financial analysis and mortgage suitability

## **6. No Guarantee of Results**

We do not guarantee that any property deal will complete, that projected returns will be achieved, or that any particular outcome will result from using our services. Property investment carries inherent risks and you invest at your own discretion.

## **7. Intellectual Property**

All content on the SG Premier Property Investments website, including text, images, logos, deal analyses and documents, is our intellectual property or used with permission. You may not reproduce, distribute or use any content without our prior written consent.

## **8. Confidentiality**

Property deals and investment opportunities shared with you are confidential. You agree not to share deal details, property addresses or financial analyses with third parties without our prior written consent. Any breach of confidentiality may result in termination of our services.

## **9. Third-Party Links**

Our website may contain links to third-party websites. We are not responsible for the content, accuracy or practices of any external sites. Inclusion of a link does not imply endorsement.

## **10. Limitation of Liability**

To the fullest extent permitted by law, SG Premier Property Investments shall not be liable for any indirect, incidental or consequential loss or damage arising from the use of our website or services. This includes but is not limited to loss of profit, loss of opportunity or financial loss resulting from property investment decisions.

Nothing in these terms excludes or limits our liability for death or personal injury caused by negligence, fraud or fraudulent misrepresentation.

## **11. Your Obligations**

By engaging our services, you confirm that:

- You are over 18 years of age
- The information you provide to us is accurate and complete
- You have the financial means or access to funding for property investment
- You will conduct your own independent due diligence on any property presented

- You will not bypass our services to deal directly with sellers or agents on properties we have sourced for you

## **12. Termination**

Either party may terminate the working relationship by providing written notice via email. Any fees due for deals already in progress at the time of termination remain payable.

## **13. Governing Law**

These Terms and Conditions are governed by and construed in accordance with the laws of England and Wales. Any disputes arising shall be subject to the exclusive jurisdiction of the courts of England and Wales.

## **14. Changes to These Terms**

We reserve the right to update these Terms and Conditions at any time. Changes will be posted on this page with an updated revision date. Continued use of our website or services after changes constitutes acceptance of the revised terms.

## **15. Contact Us**

If you have any questions about these Terms and Conditions, please contact us:

- Email: [info@sgpremierinvestments.com](mailto:info@sgpremierinvestments.com)
- Phone: 07403 983 734
- Location: Coventry, West Midlands, UK