



REFERRER TERMS

Introduce a landlord. We pay you per room.

£100 for every room a landlord you introduce brings under our management - rising to £140 - paid for as long as they stay with us.

● **OCTOBER 2026 EDITION**

Referrer terms for anyone who introduces a landlord to Differrent - October 2026 edition

From Differrent Property Services Ltd, HMO and portfolio management specialists

THE REWARD

One scheme. Everyone on the same terms.

Mortgage broker, solicitor, sourcer, accountant, one of our landlords, or someone who simply knows landlords - the terms are the same. If a landlord you introduce joins us, we pay you for every room we manage for them.

A unit is one let room on a property we manage. A 5-room HMO is 5 units. A 30-room portfolio is 30 units.

YOUR UNITS (LIFETIME, ALL LANDLORDS)

WE PAY

1 to 50	£100 per unit
51 to 100	£120 per unit
101 and above	£140 per unit

Bands are cumulative across every landlord you introduce and never reset. A property that crosses a band is paid at both rates, pro rata.

ONE 5-ROOM HMO

5 units x £100 = £500

£250 after the landlord's first monthly fee,
£250 after month six.

A 30-ROOM PORTFOLIO

30 units x £100 = £3,000

£1,500 after the first fee, £1,500 after month
six.

Paid in two halves

Half is on your statement in the month after the landlord's first management fee reaches us. The other half is on your statement after month six, provided the landlord is still with us on that property. If they leave before month six, the second half is not due - nothing is clawed back, nothing is chased.

For as long as they stay

The landlord stays yours. Every new property and every extra room they add with us later earns you the same per-unit fee at your band at the time, on the same two-half timing. Introduce one landlord who grows, and you keep earning.

Open the door, or walk them through it

Some referrers send a link and leave it there; others stay in, walk the landlord through the landlord sheet and join the call. Either is welcome and the fee is the same. Prices, proposals and contracts stay with us.

THE RULES

What counts, what does not, and how you get paid.

- **1 What counts.** A landlord new to DifferENT, introduced with your code, your link or a registration (see 3), who signs up for management. Units are the let rooms on each property on the day their first management fee reaches us.

- 2 What does not count.** A landlord, lead or past client already on our records when your introduction arrives. Yourself, your partner, or any company you own, control or direct. Tenants. Watch-only or health-check-only customers.

- 3 Registering a landlord.** Before you start a conversation you can register the landlord by name and email on the Introduce a landlord page. The first registration wins and is protected for 90 days; if they join within that window, through any route, the introduction is yours. After 90 days, re-register if you are still working with them.

- 4 When you earn.** 50% after the landlord's first management fee is received; 50% after month six if they are still with us on that property. Later properties and rooms the same landlord adds earn the same way, for as long as they remain a client.

- 5 Bands.** Counted on units with a first fee received, across all your landlords, for life. £100 per unit to 50, £120 to 100, £140 above.

- 6 Statements and payment.** On the 1st of each month we issue a statement showing every unit earned and what is due; it is your self-billed invoice (HMRC self-billing: you accept that we raise the invoice on your behalf; if you are VAT registered, tell us and you invoice us instead). We pay by bank transfer within 14 days to the account you gave at registration. You declare the income; nothing is deducted at source.

- 7 Your bank details.** Given once at registration, held in a restricted record. Any change is confirmed with you by phone on the number we already hold before anything is paid to a new account.

- 8 Disclosure.** Our terms and fees page say that we may pay introducers and that it never changes a landlord's price. Whether you tell the landlord yourself is your choice; if you are regulated (FCA, SRA or similar) your own disclosure rules apply and are your responsibility.

- 9 What you may say.** What is on different.property and in the Referrer pack: our published fees and what they include. Nothing is guaranteed to any landlord about occupancy, rent or legal outcomes. Pricing, proposals and contracts are ours.

- 10 Ending.** Either side can end this on 30 days' notice by email. Halves already earned are still paid; landlords introduced before the notice still earn until they leave us.

- 11 Acceptance.** Ticking "I accept the Referrer terms" and "I agree to self-billing" on the Introduce a landlord page is your agreement. Terms dated October 2026; the version you accepted applies to landlords introduced under it.

GET STARTED

Three steps, no paperwork.

- 1 Register** at different.property/introduce - name, email, bank details, two ticks. Your code and link arrive by email the same minute.
- 2 Introduce** - share different.property/?ref=YOURCODE, give your code, or register the landlord by name so the introduction is yours for 90 days. The Referrer pack has the messages and the landlord sheet.
- 3 We take it from there** - the call, the proposal, the paperwork - with you on the call if you want to be. Your statement arrives on the 1st; the money follows within 14 days.

Questions? seb@different.property or 023 8181 2088.



different.property

DIFFERENT PROPERTY SERVICES LTD

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