

TERMS OF BUSINESS & AGENCY AGREEMENT

PROPERTY TO BE MARKETED.....

.....POST CODE.....

VENDORS NAME(S) Mr/Mrs/Miss.....

CORRESPONDENCE ADDRESS (If different from above)

.....

MARKETING PRICE £.....

We will act as SOLE/JOINT/MULTIPLE Agents for a minimum period of ____ Weeks, from the date of this agreement.

Thereafter, either party must give 14 days written notice to terminate or alter the agreement.

Our agreed SOLE/JOINT/MULTIPLE Agency commission is ____% + VAT of the eventual contracted sale price.

Withers Reed are granted permission to erect a "for sale board". YES/NO

IT IS IMPORTANT THAT YOU DISCUSS THESE TERMS WITH OUR REPRESENTATIVE UNDERSTAND THE TERMS OF THIS AGREEMENT PRIOR TO SIGNING.

SIGNED BY OWNER:

NAME (Capitals).....

SIGNATURE.....DATE.....

Once signed the owner has a 7 day 'cooling off' period in which they can decide providing written notice to the agent that they wish to cancel the agreement with no obligation.

Please note. The 'cooling off' period only applies if the agreement has been signed outside the registered office.

SIGNED BY AGENTS REPRESENTATIVE:

NAME (Capitals).....

SIGNATURE.....DATE.....

STANDARD COMMISSION RATE.

____% Sole Agency, ____% Joint Agency, ____% Multiple Agency (or as amended overleaf) of the eventual contracted sale price.

COMMISSION ENTITLEMENT

The fee will be earned by us, the agents if we introduce directly or indirectly and/or by way of for sale board erected at the property, a person who contracts to purchase the property.

COMMISSION DISCOUNT

Any discount made from our standard commission rate is dependent on payment being made in full within 10 days of legal completion of the sale. The time condition is of the essence for this part of the agreement.

INTEREST

You will be liable to pay interest to us as agents at the rate of 4% above Nat West Bank PLC base rate any commission due after 10 days from legal completion of the sale.

PRICE

The asking price does not represent a formal valuation of the property and may change during the term of the agency but this will not affect the agreement itself.

SOLE AGENCY

You will be liable to pay re numeration to the agent in addition to any other costs or charges agreed overleaf, if at any time unconditional/conditional contracts for the sale of the property are exchanged with a purchaser introduced by us or another agent, during the period of our sole agency or with whom we have had negotiations about the property during that period.

OTHER SERVICES

The agent intends to offer prospective buyers services from which we may earn commission. These services include estate agency, property letting/management and financial advice.

DECLARATION OF INTEREST

The Estate Agency Act 1979 requires that Estate Agents must disclose a personal interest before entering into negotiation to buy or sell an interest in property or land.

Are you an Estate Agent or are you related to or an associate to an Estate Agent? YES/NO

SIGNED.....DATE.....