

STANDARD TERMS OF ENGAGEMENT – SOLE AGENCY

We are required by Section 18 of The Estate Agent Act to set out our Terms of Engagement which are as follows:-

As sole agents, our commission will be calculated on 1.25% of the eventual sale price of your property, subject to a minimum fee of £1,500. **SEE SPECIAL CONDITIONS BELOW:-**

Should any other agent be instructed at any time, our commission will increase to 2.75% of the sale price of your property.

Our commission will be due on exchange of contracts to a purchaser introduced by Roberts Hunt Estate Agents Ltd. and payable on completion by your solicitor/conveyancer. Our commission will be subject to Value Added Tax at the prevailing rate.

Our commission is inclusive of all fees and expenses (unless specified below). This means that you will not have to pay any further sums in addition to our commission fee. We may also act for the sale of your purchasers' property for which a commission may be earned.

As an additional service, to assist you, mortgages and financial services are available through our association with Legal & General.

We may earn commission if we are successful in providing financial services. There will be no cost to you and it will benefit the progress of your sale if we can provide this "in house" service.

DEFINITION OF SOLE AGENCY – You will be liable to pay remuneration to us, in addition to any other cost or charges agreed, if at any time unconditional contracts for the sale of your property are exchanged with a purchaser introduced by Roberts Hunt Estate Agents Ltd during the period of our Sole Agency or with whom we had negotiations about your property during that period.

Should you decide to instruct other agents, we request 14 days notice in writing after our eight week Sole Agency period has expired, to avoid unnecessary advertising cost.

SPECIAL CONDITIONS: If a For Sale board is allowed, we are prepared to reduce our Sole Agency fee to 1% plus VAT of the eventual sale price.

Please contact us should you wish to discuss any of the above points.