

MARKETING AGREEMENT

NAMES OF SELLERS OR BENEFICIAL OWNERS

1: Name LINSEY MORRIS

Tel

Mobile 07530 928983Email lindsey.morris@blueyonder.co.uk

2: Name

Tel

Mobile

Email

ADDRESS OF PROPERTY TO SELL

11 GORSE CLOSECRAWLEYWest SussexRH11 9DP

CORRESPONDENCE ADDRESS

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MARKETING / ASKING PRICE (not a valuation)

£ 200,000 - 220,000

AGENCY TERMS

You will be liable to pay our fee, in addition to any other costs or charges agreed, if at any time contracts for the sale of the property are exchanged with a purchaser introduced to you by us during our agency period, or with whom we have had negotiations about your property. Or, if Sole Agency is selected, with a purchaser introduced by any other Agent or person.

In the unlikely event that a sale is agreed and then falls through, the inactive period will be a Marketing Hiatus. Our Exclusive Period will go on hold and resume when active marketing restarts

SOLE AGENCY We will act as your Sole Agent for a minimum exclusive period of weeks and will continue thereafter unless either party gives 14 days written notice. No other Agent may be appointed, but if one is you will create a dual fee liability. Our fee will increase to our multi agency rate. If we sell the property we will be due a Multi Agency fee, if they sell it we will still be due a Sole Agency fee.

JOINT SOLE We will act as your Agents for a minimum period of weeks and will continue thereafter unless either party gives 14 days written notice. Only one other declared Agent may be appointed.

AGENCY RATE +VAT

Our fees are shown as a percentage, the examples are calculated using the initial Marketing Price. If the property is sold for a higher or lower figure the fee will vary accordingly.

Agency type agreed, Sole Agency ☒, Sole Joint ☐, Multi Agency ☐**Sole Agency** % +VAT of final selling priceExample: Fee £ 2500 +VAT of £ 500 Total £ 3000**Joint Sole Agency** % +VAT of final selling price

Example: Fee £ +VAT of £ Total £

Declared Joint Agent

Multi Agency % +VAT of final selling price

Example: Fee £ +VAT of £ Total £

Notes

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CUSTOMISED MARKETING PLAN

If agreed, we will fund the production costs (or you may choose to prepay) of professional photography ☒, floor plans ☐, a luxury brochure ☒ and other valuable features. If you withdraw your instructions to sell the property you agree to reimburse us these marketing costs up to a value of

£ ☐ Signed LSM

INTERESTED PARTIES

Have any individuals or parties shown interest in purchasing the property prior to this agreement, privately or through another agent? Please see detailed terms overleaf. Are there any interested parties? Yes / No

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SPECIAL ARRANGEMENTS

rightmove.co.uk Premium Display £ inc VAT Yes / No

..... £ inc VAT Yes / No

..... £ inc VAT Yes / No

..... £ inc VAT Yes / No

..... £ inc VAT Yes / No

Appointment with FA Yes / No

For Sale Sign Yes / No

Alarm Code

Key #

ENERGY PERFORMANCE CERTIFICATE

In signing this agreement you acknowledge that you are required to provide an up to date EPC for your property. Your options are as follows:

☒ I have an up to date EPC and will provide a copy☐ I will order an EPC within 7 days, provide evidence that an order has been placed and provide a copy of the EPC within 21 days☐ I will pay you £ inc VAT to prepare an EPC for me

☐ You need not make any payment for the EPC now. We will fund it whilst you are on the market with us and when you sell through us the £ inc VAT cost will be added to our fees. If you discontinue this contract for any reason you agree to reimburse us immediately. It is a condition of this contract that it continues in full until any outstanding liability for the EPC is cleared. Yes / No

SELLERS LEGAL REPRESENTATIVE, IF KNOWN

Contact

Firm

Address

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..... Postcode

Tel

Email

Would you like a no obligation quotation Yes / No

GENERAL DATA PROTECTION REGULATIONS

In signing this agreement you give consent for us to process your personal data noted on this agreement and transmitted in future messages for the purpose of selling the property. You additionally authorise us to communicate your personal data to third parties who are a necessary adjunct to the marketing process, such as, but not limited to; Signboard Contractors, Solicitor and Financial Service providers. You may withdraw consent at any time and once our business relationship is at an end you may request the information be deleted.

NOTICE OF THE RIGHT TO CANCEL

If this agreement is concluded in a place which is not the business premises of the Agent, as a Distance or Off-Premises contract, you have the right to cancel within 14 days if you wish. This right can be exercised by emailing us or delivering the Cancellation Notice provided overleaf within the cooling off period.

☐ The Agreement is being signed in the Agents premises, the cooling off period does NOT apply and marketing will begin immediately☐ The Agreement is being signed away from the Agents premises, the 14 day cooling off period DOES apply. You instruct us to begin marketing immediately on the understanding that withdrawal fees may apply if you cancel the contract☐ The Agreement is being signed away from the Agents premises, the 14 day cooling off period DOES apply. You instruct us to wait 14 days to begin marketing. The Exclusive Period will start when marketing begins

CLIENT IDENTITY

We are required to prove the identity of clients selling property prior to the commencement of marketing. We may accept emailed or scanned documents from clients who are abroad where the cumulative weight of information presented and the risk levels associated with the transaction are balanced. We may use an online service such as Experian to check your identity, this is not a credit check. Please note there will be small charge of £7.20 inc VAT per applicant (£6.00 +VAT) for carrying out this search. This will be added to the final bill on completion or will become payable on withdrawing your property from the market. Two forms of identity are required: A document identifying the person(s): A Passport; Resident Permit issued by Home Office; UK Driving Licence*; State Pension Book; Inland Revenue tax notifications.

An address linking document dated within the last three months: A Utility Bill; Local Authority Rent Book or Tenancy Agreement; Recent Mortgage Statement; Bank or Building Society Statement; UK Driving Licence*; State Pension Book*; Council Tax Bill. Documents marked with an* can be used to confirm name or address but not both.

1: SELLER

Identity Document

Date of Birth

Linking Document

2: SELLER

Identity Document

Date of Birth

Linking Document

AUTHORISATION

CLIENT AUTHORISATION

I am entitled to sell the property and have read, understood and agree to the terms of this agreement. I confirm that to the best of my knowledge the information regarding the property is accurate, and that I have not withheld any materially significant information regarding the property. The information provided may be used at the Agents discretion in connection with the proposed sale of the property, released to any prospective purchaser and I hereby indemnify the Agent accordingly. Should there be any changes I will notify the Agent in writing.

1: Signed LSM 2: Signed

Print Print

Date 5/10/20 Date

AGENT AUTHORISATION

I have verified the identity of the Seller(s) by checking the original documentation listed above. Signed on behalf of the Agent

Signed [Signature] Position Senior Property ConsultantPrint DEREK TelDate 5/10/20 Office central