



TERMS & CONDITIONS

For our mutual benefit this Sales Agreement confirms our Terms and Conditions of Business as clearly and concisely as possible. If you have any questions at whatever stage, please do not hesitate to ask.

APPOINTING US AS YOUR AGENT

By this Sole / Joint-Sole / Multi Agency Sales Agreement, the Seller appoints London Property Partnership (UK) Ltd t/a _____ Property Partnership, to act upon behalf of the Seller in the sale of the Property by private sale for the period of the agreement.

PERIOD OF THE AGREEMENT

Our agreement will continue for a period of ___ weeks from the date of the agreement, after which it may be terminated by either party with ___ days written notice.

OUR COMMISSION

_____ + VAT (if a percentage, this is a percentage of the transactional sale price of your property on completion) for any completed sale negotiated during our agreement, on a strict 'no-sale-no-fee' basis. Our commission is payable from the proceeds of sale via the Seller's solicitor upon completion, unless by separate arrangement prior to completion. NB: Please be aware that you may be liable to pay two commissions if you have already provided another agent with sole selling rights to your property.

PRIVATE BUYERS

As your agent, we ask to be notified of any private approach or offer received within 24 hours, and will conduct any further negotiations at a commission of 0.95% + VAT.

CONNECTED PERSONS

In accordance with Section 21 of the Estate Agents Act 1979, as amended, unless specifically stated otherwise, we are not aware of any personal interest existing between us and the Seller.

PROPERTY MISDESCRIPTIONS ACT 1991

As your agent we shall be under no obligation to publish information provided by the Seller, unless provided in writing and only where we are satisfied beyond reasonable doubt of its accuracy. If any claim is made against us or anyone working on our behalf regarding any misdescription of the Property for which the Seller is wholly or partially responsible, the Seller shall be responsible for the payment of such compensation as deemed necessary.

SUB AGENTS

Where it is deemed beneficial, we may employ the services of sub-agents on behalf of the Seller. This will be at no extra cost to the Seller, and all viewings and negotiations shall remain our responsibility.

AUTHORITY TO DISPLAY A SALE BOARD

The Seller agrees that we may display one 'For Sale' board at the Property. Note: The Town & Country Planning (Control of Advertisements) (England) Regulations 2007 permit the display of only one 'For Sale' board.

ENERGY PERFORMANCE CERTIFICATE (EPC)

It is the responsibility of the Seller to ensure that a valid Energy Performance Certificate (EPC) is in place prior to marketing. As your Agent, we are delighted to commission an EPC on your behalf.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2007, we are required to verify the identity of all clients with whom we enter into a business relationship. Accordingly, we will ask to inspect and copy two verification documents confirming both your identity and residential address, before we can proceed.

THE PROPERTY OMBUDSMAN SCHEME (TPOS)

We are a member of the TPOS and abide by the TPOS Code of Practice.

NOTICE OF THE RIGHT TO CANCEL

In accordance with The Cancellation of Contracts made in a Consumer's Home or Place of Work etc Regulations 2008, under certain circumstances you may have a statutory right to cancel this agreement within 7 days of it becoming effective. Further information is available upon request.

SELLER'S DECLARATION AND WARRANTY

The Seller hereby declares that they are the legal and beneficial owner of the Property.

THE PROPERTY: _____

GUIDE PRICE: _____

TENURE: _____

SIGNED BY SELLER(S): _____

DATE: _____

FULL NAME(S): _____

