

Sales Contract

Property Address *

Vendors *

We will market your property at an initial asking price of £ *

The asking price is not a valuation of your property but a figure for marketing purposes. Your valuer may agree to start at a higher price if required.

Marketing elements and additional charges

- Energy performance certificate
- Conveyancing required?
- Financial services required?

Please see below for our detailed Terms and Conditions. The above elements and EPC charges will be liable for payment under the agreement for the commence of work. **TERMINATION OF AGREEMENT** The contract may be terminated by either party giving 28 days notice in writing. A cancellation fee of 50% plus VAT will be charged plus any unpaid marketing, advertising and additional elements plus any Energy Performance Certificate charges incurred above plus VAT. Late payment interest will be charged on outstanding accounts at 1.5% per month of any outstanding amount if not paid within 14 days of the invoice date. Any variation or implied variation to the Terms and Conditions of Engagement must be agreed by both parties and confirmed in writing. I agree to the charges stated above and the terms

and conditions stated overleaf and hereby appoint BlancSpaces to act for me as Sole Agent with Sole Selling Rights. I will not appoint any other Estate Agent during the period of this contract. I further agree that the solicitors/licenced conveyancers acting for me on the sale are to pay the above charges from the proceeds of the sale. I agree to inform the Agent should the property being offered for sale alter in any material way prior to exchange of contracts and declare that I have informed the Agent of all factors or disputes that I am aware of that adversely affect the property or any rights that are currently enjoyed. *

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AGREEMENT FOR THE COMMENCEMENT OF WORK I would like the performance of this contract to begin before the expiry of the cancellation period. Thus I understand that I have a 14 day period from the date of the contract in which I may cancel this work; however I will be liable to pay for the materials supplied, services received and work undertaken up to the time of cancellation

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FEE Our fee will be as detailed below and this shall become due upon an unconditional contract being exchanged. **LIABILITY FOR PAYMENT** The fee is payable in the event of a sale being arranged in accordance with the conditions explained below under the headings 'Sole Selling Rights' and 'Sole Agency'. Late payment interest will be charged on outstanding accounts at 1.5% per month of any outstanding amount if not paid within 14 days of the notice date. **EPC AND MARKETING CHARGES** These are to be paid within 7 days of our invoice. Late payment interest will be charged on outstanding accounts at 1.5% per month of any outstanding amount if not paid within 14 days of the notice date and are payable if you exercise your rights to cancel. **OFFERS** BlancSpaces undertake to submit all offers made for your property promptly in writing for your consideration indicating the status of any potential purchases, as far as that status can be ascertained. **REQUIREMENTS BY LAW** Before your property is put up for sale you must be by law ensure that all information supplied about your property is accurate and not misleading and your property has a current and valid Energy Performance Certificate. We will ask you to confirm that everything in the sale details is correct. It is essential that you tell us if the sale details are incorrect or if any changes take place later, which may require the sale details to be amended. You are also obligated to inform the selling agent in

writing if there are any material factors that may affect this property that you are aware of such as any dispute, planning notices or defects and confirm that all necessary planning and building regulations have been complied with. Furthermore you are required to provide proof of identity and your place of residence/property ownership. You will receive a detailed questionnaire confirming the points above, that you must complete and send back to 28 Cottingham Road, Beverley Road, Hull, HU6 7RA. We will not be able to market your property until we receive this confirmation.

UNOCCUPIED PROPERTY The agent is not responsible for the maintenance or repair of the property if it is unoccupied unless by specific written agreement. It is the seller's responsibility to ensure that the mains services are turned off, water and heating systems professionally drained and the insurers of the property notified. **ADDITIONAL SERVICES** BlancSpaces in association with Mortgage Advice Bureau (MAB) will offer without obligation financial services to you and your purchasers. They will act as an Estate Agent to prospective purchasers of your property and advise on the choice of solicitor or licenced conveyancer. Remuneration from a third party for providing these services may be received. We will inform you of any services that are offered in this respect. **SALE BY AUCTION** This contract remains fully in force even in the event a subsequent contract is entered into through our auction department. The agent reserves the right at his absolute discretion to exercise the terms through either contract. **SOLE SELLING RIGHTS**

Important – This contract gives BlancSpaces SOLE SELLING RIGHTS. You will be liable to pay the agreed fee to us in addition to any other costs or charges agreed, in each of the following circumstances: a) If unconditional contracts for the sale of the property are exchanged in the period during which we have the sole selling rights, even if the purchaser was not found by us but by another agent or by any other person, including yourself, or if the property is sold by way of part exchange. b) If unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have sole selling rights but to a purchaser who viewed the property or had received sales particulars during the period or with whom we had negotiations about property during that period: (i) Within 6 months whereby the property has been marketed with another agent. (ii) Within 12 months whereby the property has not been marketed with another agent in either case should the property be sold by way of part exchange. **LETTING**

INTRODUCTIONS Our Sole Agency Agreement also covers lettings. With sole letting rights which reflect the same conditions as Sole Selling Rights.

Should you decide to let to a person introduced by us or who had received details physically or electronically during the Sole Agency Agreement the terms under Sole Selling Rights also apply. A charge equal to a quarter of the agreed fee overleaf will be payable based on the asking price at the time of letting or withdrawal. Payment will become due within 7 days of the commencement of the tenancy. Should you require a full management service please contact our lettings department for full details, charges, etc.

Customer Cancellation Rights You have the right to cancel this contract within 14 days of the date of the contract. If you wish to cancel You **MUST DO SO IN WRITING** and deliver it personally or send (which may be email) this to the person named below. You may use this form if you want to but you do not have to. Should a buyer be introduced under the terms of our sole selling rights above before the end of the cooling off period you will be liable to pay

our agreed selling fee overleaf and under the terms above entitled Liability for Payment. Please sign below if you have read and agree to our terms and conditions.

A large rectangular box with a thin black border. Near the bottom of the box, there is a horizontal dashed line spanning most of the width, indicating a designated area for a signature.