

Selling with Sharpes

Terms and Conditions

Type of Agreement

Sharpes are appointed on a SOLE / JOINT / MUTIPLE agency basis for a period of weeks from the date of this "Agency Agreement". The agreement will continue until either party terminates it by giving not less than 10 days written notice to do so. If instructed on a sole agency basis, the vendor will undertake to refer all enquiries from other estate agents to Sharpes and will not instruct any other estate agent to sell the property.

Marketing of the Property

The property will be marketed at £, with any offer received being accurately forwarded to the vendor at the earliest opportunity. The property will be advertised in a number of different ways, the cost of which will be included within the agents fees unless otherwise agreed.

Sale Board

The vendor agrees to Sharpes erecting a "For Sale" board at the property for the period of the "Agreement". If instructed on a sole agency basis the Vendor agrees not to allow the display of any other "For Sale" board outside the property. The vendor also agrees not to remove the "For Sale" board or subsequent "Sold" board during the period of the agreement.

Fees

The Vendor agrees to pay commission at the agreed rate under "Confirmation of Marketing" on the agreed sale price. This will be payable from the proceeds of the sale by the Vendor (s) conveyance at the date of contractual completion. No Fees will be due unless a buyer is introduced during the period of the "Agreement". Should a buyer introduced by Sharpes eventually purchase the property even after the termination of the agreement the Vendor agrees to pay the fees stated previously.

Security of Property

Sharpes can accept no responsibility for the security of vacant or occupied premises, although every effort will be made to ensure they remain secure. Any specific requirement must be given in writing and agreed with the Branch Manager.