



Sales Agreement

Vendor(s):.....

Property Address:..... Post Code:.....

Suggested Listing Price: £..... Valuation: £.....

Fees and upfront cost

Total £720.00 Including VAT.

To cover the initial cost of carrying out AML/CTF checks on all vendors (Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017), Floor Plan, and Land Registry Checks, £100.00 including VAT is required to be paid upfront.

Remaining £620.00 including VAT should be settled in full upon completion.

Additional Costs

Energy Performance Certificate (EPC) £90 including VAT (This is a legal requirement and needs paying prior to marketing your property).

Terms & Conditions

Type of Agent

The Vendor appoints 2let2u sales to provide a Sole Agency Service from the date of signing this agreement.

Sole Selling Rights

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of the property are completed:

- i) With a purchaser introduced by us during the period of our agency or with whom we have had negotiations about the property during that period; or
- ii) With a purchaser introduced by another agent during the period of the Sole Agency Agreement.

Property to be sold

You authorise 2let2u sales to invoice you on exchange of contracts for the sale of the property and you irrevocably authorise your conveyancers to pay us in full out of the sale proceeds on completion. If the sale proceeds are not sufficient, you undertake to provide your conveyancers with cleared funds to pay us on completion. You agree that we are still entitled to our remuneration if you withdraw from the sale once conveyancers have been instructed, unless you

reasonably withdraw because the buyer is not ready, willing and able. Any unpaid element of our remuneration attracts interest at 5% above the then base rate off HSBC.

VAT

Our remuneration is subject to VAT at the prevailing rate.

Estate Agency Boards

Unless instructed in writing otherwise, 2let2u sales will erect an agency board on the property.

Estate Agency Acts 1979

The act requires 2let2u sales to disclose any interest that they, their employees, or their relatives may have in your property. If the need arises we shall give you details of any such relationship to comply with this requirement.

Consumer Protection from Unfair Trading Regulations 2008 (CPRs)

2let2u sales will be gaining £100.00 inclusive of VAT by a solicitor that has been referred.

2let2u sales will be gaining £100.00 plus VAT by a financial organisation that has been referred.

Notice of Withdraw

The agency require a notice period of fourteen days written notice if the vendor wishes to terminate the contract with 2let2u Sales.

AGENT SIGNATURE: FOR AND BEHALF OF 2LET2U SALES

DATE:/...../.....

Upon signing of this contract you agree to the terms & conditions as set out above. You confirm that you are authorised by any other associated parties to sell the property.

VENDOR SIGNATURE: DATE:/...../.....

VENDOR 2 SIGNATURE: DATE:/...../.....

VENDOR 3 SIGNATURE: DATE:/...../.....

Registered address: 2let2u Sales, 2Let2u, 20 - 26 Eldon Street, Barnsley, S70 2JB |01226 705047 |
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