

Sales Instructions Agreement

No Sale No Commission

Dear Vendor,

To confirm instructions for us to proceed, please read Nationwide Properties Commercials Instruction terms and conditions.

Please note that this is a Sole Agency

IMPORTANT NOTICE

This is a legal document. Please take time to read it carefully and ask any questions relating to the terms and conditions.

1) TYPE OF AGENCY

(a) Sole Agency

Where the Agents act on the Seller's behalf as sole agents, the Seller will be liable to pay remuneration to the Agents, in addition to any other costs or charges agreed, if at any time unconditional contracts for sale of the property are exchanged with a Buyer introduced by the Agents during the period of their sole agency or with whom the Agents had negotiations about the property during that period, or, with a Buyer introduced by another agent during that period.

The Agents will be able to claim the agreed commission for a period of 6 months after expiry of the sole agency agreement, if a Buyer, introduced during the sole agency period goes on to purchase the property within 6 months of expiry of the agreement.

Termination of sole agency

Either party can terminate a sole agency after a period of 6 months by giving 7 days notice, which should be confirmed in writing.

DOUBLE COMMISSION WARNING

If any other agent introduces a Buyer to the Seller during the period of the sole agency agreement, this will be regarded as an introduction by the Agent and the Seller will have to pay the Agent's agreed fee, as well as the other agent.

(c) Private Buyers

There is no fee payable if the Seller finds their own Buyer. However, please note that a Buyer will be deemed as introduced by the Agent if a Buyer finds out that the property is for sale by seeing the Agent's 'For Sale' board or any other form of advertising such as internet marketing or email notification that the property is for sale.

2) FEES

(a) Fees Payable for sole

Our commission fees will be £3500 if the price is less than £80,000 lease hold or 5% if the price is more than £80,000 lease hold or 1.5% free hold. Any upfront marketing fees will be adjusted in the final Invoice.

(b) Responsibility of Fees

The responsibility for the payment of these fees remains with the Sellers named above. Under the terms and conditions of this agreement, the Sellers are obliged to meet the payment schedule.

3) EXPENSES

No additional expenses will be charged by the Agents unless agreed with the Seller, in writing. Any agreement will include an itemised breakdown of costs

4) OFFERS

The Agent will, promptly and accurately, forward all offers received from potential Buyers at any time up until contracts have been exchanged, unless the offer is of an amount or type which the Seller has specifically instructed the Agents, in writing, not to pass on. A written or computerised record of all offers received will be kept (including the date and time such offers were received and the client's response). This record will be available to the Seller on request

Declaration:

I accept that all the information provided is true and to the best of my knowledge. I authorize Nationwide Properties Commercials to proceed with the sale as per the terms and conditions provided.

Cooling off Period: You have the right to cancel this agreement in writing within 7 days of the declaration.