

Village Estates

Independent Estate Agents and Mortgage Advisors



TERMS OF AGREEMENT – SOLE AGENCY

1. WHAT IS SOLE AGENCY

(We) Village Estates will endeavour to negotiate the sale of the property at a price acceptable to you, our client(s).

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

- with a purchaser introduced by us during the period of sole agency or with whom we or you had negotiations about the property during the period or
- with a purchaser introduced by another agency during that period.

2. WHAT DOES IT COST

(a) Marketing/Registration Fee: No Up-Front Fees are payable

(b) Sales Fee: A sum of 0.6% of the achieved sale price of the property, this figure will include VAT
Sales of less than £100,000 will be subject to a minimum fee of £595.00, VAT Included

3. HOW AND WHEN DO YOU PAY

Payment of the Sales Fee will be due on the date of entry by you. You will authorise your Solicitor by Mandate to settle our account for the Sale Fee and any other outstanding charges from the proceeds of sale.

4. OFFERS

All offers will be submitted to Village Estates. All offers received will be forwarded in writing to your Solicitor as soon as is reasonably practical.

5. YOUR RESPONSIBILITY

We accept no responsibility for the maintenance, repair or insurance of your property.

6. TERMINATION OF THIS AGREEMENT

This agreement between you (the client) and Village Estates may only be terminated by fourteen days notice in writing from you.

Please note that we cannot commence with the marketing of your property until:

- (a) A fully completed signed off Home Report is available to us
- (b) We have sighted and retained a copy of original ID in accordance with Money Laundering Regulations.

7. COOLING OFF PERIOD

**** I waive my right to the 7 day cooling off period and wish my property to be marketed with immediate effect.****

Client(s) Name

Gary McFarlane

Property For Sale

44 Madlaw Road, Abonhill G67 3AL

We the owner(s) of the above property hereby appoint Village Estates as sole agents and confirm having read the conditions of the agreement.

Signature

(For Owner(s))

G. McFarlane

Date 11/05/21

Signature

(Village Estates)

Chish

Date 11/05/21

Mandate

To:

Ref. No: **21/2948**

Property Address: 44 Medlaw Road, Abonhill G16 3AL

Dear Sirs

I/we: Gary McFarlane hereby authorise and instruct you to pay to Village Estates the account rendered by them in connection with the sale of the above property. This account is to be paid by you from the proceeds of sale immediately upon the date of entry.

I/we declare this mandate to be irrevocable and, as such, may not be cancelled without the written consent of Village Estates.

Yours faithfully

Signed G. McFarlane

Signed _____

Date 11/5/21

Date _____