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AGENCY AGREEMENT

Property Address _____

Vendor(s) _____

Address _____

Vendors Solicitor _____

Asking Price £_____ Date Listed for Sale _____

1.0 AGREED CHARGES

1.1 Initial Marketing Package payable within 30 days from the date of Property People Invoice. This payment is non-refundable. Includes. Photographs, brochures, erection of for sale board, publishing on propertypeoplebelfast.com, propertynews.com and propertypal.com

Amount Due £ (+VAT)_____

1.2 Subsequent Outlay Payable within 30 days from the date of Property People Invoice. Any Subsequent outlay will be agreed and confirmed with you. Subsequent outlay may include; press advertising, additional photographs/brochures etc.

1.3 Sale Fee Payable within 10 days of completion of property sale. This fee is payable by the vendor(s) in either the following circumstances:

1.3.1 If unconditional contracts for the sale of the property are concluded or are in the course of being concluded in the period during which this agency is in force whether or not the purchaser is introduced by Property People

1.3.2 If unconditional contracts for the sale of the property are concluded after the expiry of this agency agreement to a purchaser who was introduced directly or indirectly by Property People has negotiations about the property during this period.

Amount Due £_____ (+VAT) * based on 1.2%(+VAT) of sale price _____

2.0 WITHDRAWAL OR CANCELLATION

2.1 This agency agreement expires upon either party giving the other 14 days notice in writing, subject to the following:-

(a) A no sale fee is payable apart from that which may arise under the terms of clause 3 above. In the event of no sale fee within 10 days from the date of withdrawal.

(b) All agreed charges are detailed in clauses 1 and 2 above are non-refundable and any outstanding amounts are payable within 10 days from date of withdrawal.

Amount Due £195 (+VAT)

3.0 OTHER RELEVANT INFORMATION

- 3.1 *Under the Property Misdescriptions Act, Property People must ensure that all information regarding the property is accurate and does not mislead. The Vendor(s) must undertake to immediately advise Property People should they become aware of any inaccuracies and/or misdescriptions either in the brochure or in any written or verbal communications.*
- 3.2 *As part of the estate agency process Property People may offer prospective purchasers the full range of estate agency services including, but not restricted to, the valuation of their present property, a sale service, and advice/assistance with financial arrangements.*
- 3.3 *Property People reserve the right to retain any discounts they may receive resulting from advertising, editorial, or features in the press or other media and also any other discounts they may negotiate separately with other suppliers of goods and services. These discounts normally arise out of bulk purchase arrangements and prompt payment by Property People.*
- 3.4 *The payment terms are clearly set out in the clauses 1-4 above and Property People reserve the right to charge interest from day to day at the annual rate of 3% above Danske Bank rate on any amounts outstanding beyond the due dates.*
- 3.5 *Property People are not responsible for the maintenance or repair of any unoccupied property unless by specific written agreement.*
- 3.6 *It is a requirement of the Estate Agents act that Property People disclose to any prospective purchaser any business or family relationship between the vendor(s) and Property People, any such relationship is detailed below:*

Name of Employee _____
Relationship/Association with Vendor(s) _____
- 3.7 *Property People are appointed as Sole Agent and until this Agency Agreement is terminated the Vendor(s) agree that they will not instruct another agent to sell the property.*
- 3.8 *SPECIAL PROVISIONS – The vendor(s) hereby give authority to their solicitors acting in the sale to pay the sale fee direct to Property People upon completion of the sale.*

I/We acknowledge receipt of and agree to the terms and conditions of this Agency Agreement.

Vendor(s) Signatures _____

Date _____

(Agency instructions under the Terms and Conditions of this Agency Agreement are accepted by Property People)

Signed on behalf of Property People _____

Branch _____

Date _____