



37 High Street, Shepton Mallet, BA4 5AQ

Tel: 01749 343 111

e-mail: joanna@simonheal.co.uk

CONFIRMATION OF MARKETING INSTRUCTIONS SOLE AGENCY AGREEMENT

TODAY'S DATE _____ CONTRACT START DATE _____

PROPERTY _____

I/We _____

Agree to instruct **Simon Heal Estate Agents** to market my/our property on a **SOLE AGENCY** basis for a period of sixteen weeks. The sole agency continues at the end of the term and until canceled by either party by serving fourteen days written notice. If additional agents are introduced at the end of the sole agency term the agreement will convert to a **MULTIPLE AGENCY** agreement.

Whilst our sole agency exists our fee will be charged at 1.5% of the agreed sale price plus vat (payable on completion). This is subject to a minimum fee of £1500.00 plus vat.

SOLE AGENCY means you will be liable to pay remuneration to Simon Heal Estate Agents Ltd in addition to any other costs or charges agreed if at any time unconditional contracts for sale are exchanged with any party introduced by us during the period of that agency or with whom we had negotiations about the property during that period or with a purchaser introduced by another agent during that period. The fee will be paid on the day of completion by your solicitor. Pursuant to the 1979 Estate Agents Act we are obliged to disclose to all interested parties the nature of any conflict of interest that may exist. If you are related to any employee of **Simon Heal Estate Agents** we must ask you to the best of your knowledge to make any such relationship known. To avoid confusion over an introduction to any party with whom you have had negotiations prior to our being instructed please notify us in writing of the name of any such party.

I/We have read understand and accept as fair and reasonable the terms as stated above.

I/We confirm that I/We have authority to market the property as stated above and will serve any required notice period to any existing agents.

Signed

Name

Signed for **Simon Heal Estate Agents**

Name

We undertake the marketing of the property as above at an agreed asking price of _____ and we agree to notify you as soon as possible of any offers made on the property.

SPECIAL CONDITIONS
