

MARKETING AGREEMENT

NAMES OF SELLERS OR BENEFICIAL OWNERS

1: Name Mr Simon Hicks
 Tel S. Hicks 15377 Mobile 0757983579
 Email S. Hicks 15377

2: Name _____
 Tel _____ Mobile _____
 Email _____

ADDRESS OF PROPERTY TO SELL

11 Sandpiper

CORRESPONDENCE ADDRESS

AGREED MARKET APPRAISAL	£ <u>180,000</u>
INITIAL MARKETING PRICE	£ _____
FOUR WEEK REDUCTION	£ _____

AGENCY TERMS
 You will be liable to pay our fee, along with any other costs or charges:
 (i) if at any time unconditional contracts for the sale of the property are exchanged with a purchaser introduced to you by us or with whom we had negotiations about your property during our agency period. (ii) if a purchaser first introduced to you by us goes on to buy the property after this agreement ends you may have an Ongoing Liability. (iii) if contracts are exchanged with a purchaser introduced by any other agent or by any other person. (iv) if a 'Ready, Willing and Able' purchaser is found, a sale is agreed, and you withdraw for any reason.

Sign here [Signature]

In the unlikely event that a sale is agreed and then falls through the inactive period will be a Marketing Hiatus. Our Exclusive Period will go on hold and resume when active marketing restarts.

SOLE AGENCY We will act as your Sole Agent for a minimum Exclusive Period of 20 weeks and will continue thereafter unless you give us 28 days written notice after it has elapsed. No other Agent may be appointed, but if one is you will create a dual fee liability.

MULTI AGENCY We will act as your Agent unless you give us 28 days written notice.

AGENCY RATE +VAT				
	Sole Agency <input type="checkbox"/>		Multi Agency <input type="checkbox"/>	
Percentage <input type="checkbox"/>		% +VAT		% +VAT
		+VAT		+VAT
		inc VAT		inc VAT
Where our fees are shown as a percentage, the examples are calculated using the initial Marketing Price. If the property is sold for a higher or lower figure the fee will vary accordingly.				
Fixed Fee <input type="checkbox"/>	£	<u>1700</u> +VAT	£	+VAT
	£	<u>2,040</u> inc VAT	£	inc VAT

PROFESSIONAL MARKETING WITHDRAWAL FEE
 To present your property at its very best we will capture a suite of top quality photographs, create elegant floor plans, write compelling descriptive copy and propagate this over leading property web sites. If you withdraw your property from the market and we are not due a fee (ie you dis-instruct us or decline viewings after the Exclusive Period has elapsed) you agree to pay a contribution towards these costs of £60 inc VAT.

CUSTOMISED MARKETING PLAN
 If agreed, we will fund the production costs (or you may choose to prepay) of professional photography , floor plans , EPC , a luxury brochure and other valuable features. If you withdraw your instructions to sell the property you agree to reimburse us these marketing costs up to a value of £ _____ Signed _____

INTERESTED PARTIES
 Have any individuals or parties shown interest in purchasing the property prior to this agreement, privately or through another agent? If so, you must send an email to sales@webbsea.co.uk within 48 hours of signing this agreement with a list of these parties.

SPECIAL ARRANGEMENTS

rightmove.co.uk Premium Display £ _____ inc VAT Yes / No

Appointment with FA Yes / No

For Sale Sign Yes / No

Alarm Code _____

Key # _____

ENERGY PERFORMANCE CERTIFICATE
 In signing this agreement you acknowledge that you are required to provide an up to date EPC for your property. Your options are as follows:

I have an up to date EPC and will provide a copy.

I will order an EPC within 7 days, provide evidence that an order has been placed and provide a copy of the EPC within 21 days.

Have your assessor contact me to make an EPC at £120 inc VAT.

SELLERS LEGAL REPRESENTATIVE, IF KNOWN
 Would you like a no obligation quotation Yes / No

INTERNAL SURVEILLANCE CAMERAS
 Video of individuals, is considered sensitive information. Laws govern the use of video, including observing visitors to your home. When using cameras you must comply with Data Protection laws. We strongly recommend that you switch off any internal cameras whilst we visit.

NOTICE OF THE RIGHT TO CANCEL
 If you are a Consumer AND this agreement is concluded in a place which is not the business premises of the Agent you have the right to cancel within 14 days without giving any reason. This right can be exercised by sending us a clear statement, by email, post or durable medium, before the cooling off period has expired. You may use the Cancellation Notice overleaf but it is not obligatory.

The Agreement is being signed in the Agents premises, the cooling off period does NOT apply and marketing will begin immediately.

The Agreement is being signed away from the Agents premises, the 14 day cooling off period DOES apply. You instruct us to begin marketing immediately on the understanding that withdrawal fees may apply if you cancel the contract.

The Agreement is being signed away from the Agents premises, the 14 day cooling off period DOES apply. You instruct us to wait 14 days to begin marketing. Any Exclusive Period will start when marketing begins.

PROPERTY DESCRIPTION

PART A

Council Tax Band A Amount £ _____

Freehold / Leasehold Freeholder _____

Length of Lease _____ Years Left _____

Ground Rent £ _____ When is it payable? _____

Expected to increase? Yes / No Increase Amount £ _____

Service Charges? Yes / No Service Charge £ _____

For leasehold, commonhold and freehold properties where the owner has a legal obligation to contribute towards the maintenance costs of a shared amenity please provide the details in writing or by email.

Additional info Road some 216 sq ft 6 months

PART B

Detached Semi Terraced Bungalow Flat Studio

Physical Characteristics Brick & Tile

Construction type _____

Receptions 1 Bedrooms 2

Bathrooms _____ Kitchen 1

Parking: Garage Off Street On Street

EV Charger Yes / No

Any permit details _____

Mobile Signal: Great Okay Poor

Are the following services connected to the property?

Electricity Yes / No ok

Renewables / Batteries Yes / No ok

Gas Yes / No ok

Water Yes / No South Stills

Telephone Yes / No BT Sky

Broadband / Fibre Yes / No ok

Drainage / sewerage Yes / No ok

Does the property have Central Heating? South Stills Yes / No

What fuel does it use? gas

PART C

Are there any known safety issues Yes / No

If yes, please tell us separately _____

Has the property been adapted for accessibility Yes / No

Is the property in a conservation area? Yes / No

Is the property a listed building? Yes / No

Are you aware of any planning applications in the locality which if approved would affect the property? Yes / No

Is the access road made up and adopted? made up Yes / No

Is the property affected by rights of way? Yes / No

Are there any proposals or disputes which affect the property - either with an individual or any public body? Yes / No

Are there any shared or communal facilities? (eg. Gardens) Yes / No

Are there any covenants affecting the property? Yes / No

Are there any tree preservation orders affecting the property? Yes / No

Has the property been extended? Yes / No

Was planning permission granted? Yes / No

Did it comply with building regulations? Yes / No

Are copies of planning permission available? Yes / No

What was the date of the extension? _____

Have you carried out any alterations to the property? Yes / No

Has the property ever flooded? Yes / No

Are there any flooding risks Yes / No

Has there been any mining in the area? Yes / No

Do you have any mine shafts on your property or boundaries? Yes / No

To your knowledge does the property have any asbestos? Yes / No

Has Japanese Knotweed ever been identified at the property or adjoining land? Yes / No

Has the property had any spray foam insulation? Yes / No

OTHER
 To your knowledge, is there any other information relating to the property — including past events such as a violent crime, suicide, or other occurrences — which may materially affect the transactional decision of the average buyer?

NO

Are there any other material issues with the property that any potential purchaser should be aware of?

NO

Sign here [Signature]

CLIENT IDENTITY

We are required to carry out due diligence on all Clients to confirm their identity. We use an electronic verification system called MoveButler. It is not a credit check so it will have no effect on credit history. MoveButler may check the details you supply on any database to which they have access.

In signing this agreement, you agree for us to complete these checks and add a fee of £60 inc VAT to your final account and at the point of withdrawal for each beneficial owner, identified either through HM Land Registry or another method, which is due following an exchange of contracts. A record of this search will be retained by the Agents.

Sign here [Signature]

AUTHORISATION

This is a legal document. Before signing and accepting the terms of this agreement please take the time to read it carefully, along with the Terms and Conditions overleaf. Where more than one person is responsible for the payment of our fees their liability is joint and several.

CLIENT AUTHORISATION

I am entitled to sell the property and have read, understood and agree to the terms of this agreement. I confirm that to the best of my knowledge the information regarding the property is accurate, and that I have not withheld any materially significant information regarding the property.

1: Signed [Signature] 2: Signed _____

Print _____ Print _____

Date _____ Date _____

AGENT AUTHORISATION

I have verified the identity of the Seller(s) by checking the original documentation listed above. Signed on behalf of the Agent

Signed [Signature] Position _____

Print A Aldridge Tel _____

Date 15/5/26 Office _____