



Hamilton Leigh Online Estate Agents

Terms of Business

Property Ownership

By registering a property on the website you are confirming that you are either the legal owner to the property detailed, or are an authorised representative of the legal owner.

Accuracy

You will confirm via email that the details we acquire give a fair representation of your property and are accurate to the best of your knowledge.

Marketing

We advertise your property on the following websites www.findaproperty.com www.primelocation.co.uk. There will also be an erection of a For Sale board outside the property.

Term of Advert and where to be marketed

The maximum duration of your advert is the life of the websites. After your advert has been displayed on the website for 90 days you may receive a request to confirm that your property is still available for sale. We reserve the right to suspend your advert if this confirmation is not received in a reasonable time.

Editorial Control

Hamilton Leigh reserves the right to edit and/or remove the content or material of your advert at anytime and without notice. Such changes will usually be limited to situations where the advert is believed to be misleading, inappropriate, or contains a genuine mistake.

Communication

Communication with you regarding your advert will be done predominantly via email using the address used to create your account. It is your responsibility to ensure that this email address is correct, up to date and monitored for the duration of your advert. You also have the **Hamilton Leigh Online Estate Agency contact number 0844 879 4557** to handle any queries you may have.

Offers

We undertake to keep you informed of all offers unless you ask us in writing to exclude certain types of offer, for example below a certain price.

Charges

Our charges will be a fixed fee of **£ 995** which is payable on completion of the property. There is no commission and no % charged.

An administration cost of **£ 149** is required up front to cover the erection of signage and upload onto the websites.

If Energy Performance Certificate is required as part of the service then a fee of **£ 75** which is payable to the EPC provider before we can market your property which is inclusive of vat.

Contacting Us

Hamilton Leigh Online Estate Agent
TEL: 0844 879 4557 email: onlinepropertysales@ukmortgagegallery.com
Head Office 2 Bennetts Castle Lane,
Dagenham Essex RM8 3 XU

We, the Estate Agency below cannot accept instructions from and vendor(s) which are unlawful as defined in the code issued under Section 47 of the Race Relations Act 1976.

I/We confirm that I/we am/are the sole/joint owner(s) of the above Freehold/ Leasehold property where appropriate and I/we confirm that I/we am/are authorised by my/our co-owner to instruct you to sell the property and to give you decisions in order to progress the sale.

I/we agree to the terms and conditions of Business as stated above and acknowledge receipt of a copy thereof. I/we irrevocably authorise and instruct the solicitors/Licensed Conveyancers acting on my/our behalf on the sale of the property to pay the agreed commission charges plus VAT upon completion.

Clients(s)

Agency: **HAMILTON LEIGH ONLINE ESTATE AGENTS**

Signed _____

Signed for and on behalf of _____

Date _____

Date : _____

The Property Address: _____ EMAIL: _____

These Terms of Business have been prepared to comply with the requirements of section 18 of the Estate Agents Act 1979 and the Estate Agents (Provision of information) regulations 1991.

Do not sign this agreement unless you agree to the terms above.