

HOMES-ONE

Name

Date

SALES SEARCH AND ACQUISITION

TERMS AND DESCRIPTION OF SERVICE

I am writing to confirm your instructions to us and set out the terms of agreement

It is my pleasure to confirm your instruction for Homes One to search for a property to buy on your behalf for a period of six months from the date of this agreement.

As part of our service to you we will:

- Advise on area orientation and current price levels.
- Research the current market.
- Source and preview suitable properties on your behalf.
- Accompany you and take you on all viewings of appropriate properties that we have selected.
- Negotiate the price on your behalf.
- Oversee all paperwork for the sale through to completion.
- Advise all parties including help in appointing solicitors, mortgage advisors and surveyors.

Fees

Our fees for this service are equal to the value of 1.75% plus Vat of the final purchase price. This will be payable directly to Homes One upon exchange of the property purchase. This fee will be payable even if details of the property have been sent to you from another source unless you inform us by fax or e mail prior to viewing. A signature and registration fee of £2000 plus Vat will be required for us to begin our search. The registration fee is non refundable but will be deducted from the invoice if and when a sale is agreed. If a property is sourced independently during this period, 50% of the fees will be payable and Homes One will negotiate the price and oversee the deal on behalf of the client.

“Whilst Homes One will use all reasonable endeavours to comply with its search requirements on your behalf, it shall not be responsible for the state or condition of the property or for any failure on its part to find a property suitable for your purposes. In all circumstances, you are required to carry out your own due diligence instructing such other professionals as a prudent tenant or purchaser would be expected to engage. Should you not have suitable professionals, Homes One will be pleased to put you in touch with Surveyors and/or Solicitors and/or Accountants as the case may be if requested. “

Please sign and return one part of this letter to acknowledge its terms.

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Signed by and on behalf of:

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