



Sole Agency Contract

This is a legal contract. Please take time to read it carefully and ask any questions relating to the terms and conditions before signing it.

Property:

Client (You):

Agency (We):

BigBlackHen.com Ltd

Price for Marketing:

We Will

Market and advertise your home to attract as many buyers as possible and then negotiate on your behalf to achieve the very best price in the market. Follow up on the sale to help it reach exchange and completion.

Follow the Code of Practice for the Property Ombudsman and all other relevant legislation to the letter.

We Won't

Ask you to agree to any restrictive tie-in or notice periods – you are free to terminate this contract at your discretion.

Charge you our fee if you sell to a private buyer as long as you make us aware of their details within seven days of instructing us.

You Will

You will be liable to pay remuneration to us of £ **plus VAT (so £ in total)**, in addition to any other agreed costs or charges, if at any time unconditional contracts for the sale of the property are exchanged with a purchaser introduced by us during our sole agency period, or with whom we had negotiations about the property, **or** with a purchaser introduced by another agent during that period, **or** with a private buyer not declared within seven days of our instruction - as long as that exchange takes place while the contract is in place or within six months of its termination.

Help us stamp out gazumping by giving any buyer a fair chance to exchange contracts at an agreed price and within an agreed time frame before considering subsequent offers.

Signed on behalf of BigBlackHen.com:

Date:

Signed on behalf of Client:

Date:

P.S. Turn over for small print.

There
is no
small
print.