



SKAMPI – SUITE 1, REAR OF 109 GEORGE LANE, SOUTH WOODFORD, LONDON, E18 1AN

0208 989 7041

0208 987 4646

info@skampi.co.uk

www.skampi.co.uk

SKAMPI

CONTRACT OF PROPERTY SALE

AGENCY

Upon instructing SKAMPI you are contracting on behalf of all persons **Mr/ Mrs/ Miss/ Dr** _____ being the owner of the property address _____.

Skampi will act as your Estate agent on the “sole agency” basis, i.e. To the exclusion of any other agents.

PRE – ADVERTISING REQUIREMENTS:

The vendor must provide SKAMPI with a copy of the Energy Performance Certificate (EPC) as a legal requirement before any advertising can take place. SKAMPI can arrange an EPC at the price of £114.00 inc VAT. A Gas Safety Certificate (GSI) will also need to be handed over to SKAMPI. This can also be arranged at the cost of £102.00 inc VAT. All payments will need to be made into our Clients Account (NATWEST – SKAMPI Clients Account – 96745355 – 60-13-14- Ref “property address”) prior to the booking our engineer. It is a legal requirement that you have a Home Information Pack in place or instructed before we market the property for sale and start conducting viewings. Skampi can arrange this for you the cost will start from £420.00 inc VAT.

A set of keys may be requested in the event you are unable to allow access at the property for each appointment.

Your property advertisement will be displayed on the following portals: www.zoopla.co.uk, www.primelocation.co.uk, www.allagents.co.uk, www.skampi.co.uk and Facebook. Your property may also appear on our monthly newsletters via our website.

Skampi are also members of the governing body The Property Ombudsman (www.tpos.co.uk).

VIEWING:

All viewings will be arranged by appointment. Every potential purchaser will be accompanied when viewing your property.

SOLICITORS:

In order that you are in a position to exchange contracts without delay we would strongly recommend, if you have not already done so, that you advise your solicitors of your intention to sell the property and instruct them to obtain the Title Deeds, apply for local authority searches and to prepare contracts for despatch upon agreement of satisfactory terms.

FEES/COMMISSION:

In the event of our effecting an introduction, either directly or indirectly of a purchaser who proceeds to unconditional exchange of contracts, our sole agency commission on completion will be **1.2% inc VAT**.

MR M. A. MALLICK T/A SKAMPI
REGISTERED ADDRESS: 10-16 TILLER ROAD, LONDON, E14 8PX
ENGLAND
VAT: 826 8191 07



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You will be liable to pay sale fees to SKAMPI if at any time unconditional exchange of contracts takes place with a purchaser introduced by ourselves during the period of our sole agency agreement or with whom we have had negotiations about the property during that period.

OR

With a purchaser introduced by a Sub-Agent during that period.

If our “Sole Agency” is brought to an end but you wish us to continue marketing your property on a multi-agency basis, our sales fee will be **2.4% inc VAT**

The sale fees become due to SKAMPI upon unconditional exchange of contracts and payable on completion of the sale, from the sales proceeds, by your solicitor.

Example: If your property sells for the asking price of £350,000 you will pay a fee of £4,200 inc VAT. Please note the figure noted in the example above is subject to change and this will increase/decrease based on the purchase price.

RIGHT TO CANCEL/ 14 DAY COOLING OFF PERIOD:

The vendor is given a 14 day “cooling off period” from the point of signing this contract of property sale. Should the principal choose to terminate this agreement within the 14 day period SKAMPI will require this in writing in the form of a letter or an e-mail sent to info@skampi.co.uk. The vendor will not be charged for this cancellation within the time frame if a buyer has not been secured. However, if a buyer is secured by SKAMPI during the 14 day time frame by a purchaser paying a £2000.00 security deposit, it is agreed the vendor will be liable to pay SKAMPI the full fee stated on this sales agreement.

I/ We the owner/s **Mr/ Mrs/ Miss/ Dr** _____ of the property address named as mentioned above agree to the Terms and Conditions in this agreement and instruct **SKAMPI** to proceed as outlined above on a **SOLE AGENCY BASIS** in connection with the sale of the property known as

PRINT NAME:.....

DATE:

SIGN:.....



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