



Multi Agency Agreement

PROPERTY ADDRESS.....

VENDOR'S FULL NAMES.....

Ashtron Property Solutions will act as Selling Agents for the property above in accordance with the Estate Agents Act 1979, on the terms below.

1. Marketing of property The property will be marketed at £..... This does not represent a valuation. Details of the property contents included in the sale will be included in the property particulars.

2. Amount of Fees Ashtron Property Solutions fees are 3% and calculated in the eventual sale contract price of the property. VAT will be added total fee. To comply with the Estate Agents Act 1979, this fee covers all charges including advertising and promotional costs, other than any special expenditure which is specifically and separately agreed by you in writing.

3. Multiple Agency Ashtron Property Solutions will be selling agents from the date of this agreement. The agency may be terminated by either party giving 14 days written notice. During the period of agency, the vendor(s) may instruct other agents to sell the property.

4. Payment of Fees: Fees are due for payment on exchange of contracts. The vendor will give his/her irrevocable authority to the solicitors appointed at the time of the sale to pay out of the proceeds of the sale the Ashtron Property Solutions agreed charges plus VAT in accordance with the conditions agreed herein. The vendor also gives authority to their solicitors to pass on their forwarding address to Ashtron Property Solutions.

Interest may be charged at 3% above the Barclays Bank base rate if the account remains unpaid for more than 10 days after completion.

No charge will be made unless a buyer is introduced by Ashtron Property Solutions before termination of the agreement and that buyer eventually purchases the property.

5. Services to Purchasers Ashtron Property Solutions may offer to arrange insurance or other financial services and/or mortgages for prospective purchasers and be entitled to receive commission in respect of any financial services arranged. Where any prospective purchaser making an offer has a property of his own to sell Ashtron Property Solutions or any other member of its subsidiary or associated companies, may offer to supply them with estate agency services hoping to earn further commission.

Ashtron Property Solutions confirm that they will put forward to the vendor promptly and accurately all offers from prospective purchasers and will not in any way discriminate between purchasers because one or another has agreed to take any of these other services from Ashtron Property Solutions. Furthermore, if a prospective purchaser making an offer is taking advantage of any of the services offered by Ashtron Property Solutions the vendor will be immediately notified in writing.

6. Surveying Services Ashtron Property Solutions may refer any of its clients to a third party surveying company, the company would have no business association and is only considered a referral and Ashtron Property Solutions hold no responsibility for results or repercussions of their services.

7. Unoccupied Property Ashtron Property Solutions cannot accept responsibility for the maintenance or repair of unoccupied property for sale unless also appointed to manage the property.

8. Access If Ashtron Property Solutions holds keys to the property, authority will be deemed to be given to release these to surveyors and other known professional companies to facilitate the sale.

9. Sale Boards Ashtron Property Solutions will if required by the vendor erect a 'For Sale' board at the property as soon as lawfully possible after the date of this agreement. In order to meet the requirements of the Town and Country Planning Regulations, which permit the display of only one 'For Sale' board, the vendor agrees not to allow the display of any other sale

board whilst the Ashtron Property Solutions board is displayed. If at the time of entering into this agreement, any other sale board is displayed on the vendor's premises and the vendor requires Ashtron Property Solutions to erect a 'For Sale' board, the vendor will forthwith arrange the removal of that other board.

10. Estate Agents Act 1979 This Act requires Ashtron Property Solutions to disclose any personal relationship which may exist and accordingly, vendors are asked to inform the agency of any personal interest which they or their relatives may have with Ashtron Property Solutions, or any of its subsidiary or associated companies. Any such relationship must be disclosed here:

Applicable in this transaction: **YES/NO**

If YES, details of disclosure.....

Marketing will commence from:.....

Signed

Signed

Date
For Ashtron Property Solutions

Date
For Vendor (s)