

## SOLE/ MULTIPLE AGENCY AGREEMENT

**Address of Property: 6a Denmark Terrace, Brighton, BN1 3AN**

The property will be marketed at: £450,000.00 (Offers in the region of)

1. PAUL BOTT AND COMPANY will be one of your **Sole Agents** for an agreed period of 16 weeks. This period will commence from the date of signing the agreement and will be suspended as soon as the sale is agreed. If the sale of the property falls through, the period will restart with the remaining period of the fixed term that remains (for example 8 weeks remaining). The Agency Agreement will continue after the period stated above unless terminated by either party giving 28 days written notice.
2. **The Fees:** The Fee will become payable once unconditional contracts are exchanged on the sale of your property, to any buyer which has been introduced by us. You should also be aware, that for a period of six months from the end of your contract with us, if a buyer who was previously introduced to the property by us, exchanges on the purchase of the property via another agent, our fee will immediately become payable. Also, if during the period of our sole agency a buyer is introduced by any third party, our fees would still be payable.

**If during the two-week cooling off period from signing this contract should you wish to withdraw the property from market, you may be liable to costs of £250 incurred during the process of getting your property ready to market. This fee covers the professional photography and floorplans.**

Our fees agreed are as follows:	
<b>Sole Agency</b>	0.85% + VAT at 20%

The Estate Agents Act 1979. This Act requires Paul Bott and Company, or any subsidiary or associated company to disclose any personal relationship which may exist and accordingly

Applicable in this transaction:	<b>YES/NO</b>
If "yes" details of the disclosure: .....	

Vendors are asked to inform the agency of any personal interest which they or their relative may have with Paul Bott and Company or any subsidiary or associated company. Any such relationship must be disclosed here.

Marketing will commence from: 05 / 12 / 2025

Signed ..... For Paul Bott And Company  
Name .....  
Date .....

Signed ..... Signed ..... For Vendor  
Name ..... Name .....  
Date ..... Date .....