



# Right Home Estates

173-177 Ealing Road Wembley HA0 4PL  
Tel: 020 8903 4366 Fax: 020 8795 5077 [www.righthomeestates.co.uk](http://www.righthomeestates.co.uk)

## AGENCY AGREEMENT



**PROPERTY ADDRESS: 6 Wendy Way, Wembley HA0 4PG**

**VENDOR'S FULL NAME: Mr Jasvantlal Hansraj & Mrs Virmaty Hansraj**

**VENDOR'S ADDRESS: of 6 Wendy Way, Wembley HA0 4PG**

Right Home Estates will act as selling agents for the property above in accordance with the Estate Agents Act 1979, on the terms below.

**Marketing of Property** The property will be marketed at **£639.950/-**

**Amount of fees: Right Home Estate fees – Sole Agency – 1.00% + VAT ( Discounted from 1.25%)**

Should you decide to change this agreement to a multiple agency agreement anytime after the 12 week term, by first giving us 14 days written notice, our multiple agency commission rate will apply and be due on the eventual sale price of the property; VAT will be added to our fees. To comply with the Estate Agents Act 1979, we hereby notify you that our fee above covers all charges in respect of the advertising and promotional costs other than any special expenditure which is specifically and separately agreed by you in writing.

**Sole selling Rights** you will be liable to pay commission to us in addition to any other cost and charges agreed, if at any time unconditional contracts are exchanged:-

- ❖ With a purchaser introduced by us or any other party including yourself during that period.
- ❖ With a purchase introduced by another agent during that period.
- ❖ If sole selling rights are agreed they shall last for a period of 12 weeks. At the expiry of that period we will continue to act on a Sole Selling Rights basis until you give us written notice converting this agreement to a multiple Agency or the agreement is terminated by 14 days written notice. The 14 days written notice can be given to end at the expiry of the sole Selling Rights period.

**Sole Agency** Right Home Estates will be sole agents for a period of 12 weeks from the date of this agreement. The 12 week period commences from the date of signing this agreement, is suspended as soon as solicitors are instructed and restarts in the event of the sale falling through. The sole agency will continue after this period unless terminated by either party giving 14 days written notice. During the period of sole agency the vendor will not instruct any other agent to sell the property.

**Multiple Agency: 2% + VAT** you will be liable to pay commission to us in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale are exchanged with a purchaser introduced by us during the period of our Multiple Agency or with whom we had discussions or negotiations about the property during that period. You confirm that no introduction of a prospective purchaser for the property has been made already. Notice is hereby given that if prior to this agreement the property was marketed by another agent on joint sole, or sole selling rights basis you may have a liability to pay a dual fee.

**Ready willing and able purchaser:** A purchaser is a ready willing and able purchaser if he is prepared and is able to exchange unconditional contracts for the purchase of your property. You will be liable to pay commission to the agent, in addition to any other costs or charges agreed, if such a purchaser is introduced by the agent in accordance with your instructions and this must be paid even if you subsequently withdraw and unconditional contracts for sale are not exchanged, irrespective of your reasons.

**Terms of Business:** You will be liable to pay remuneration to us, in addition to any other cost or charges agreed, if at any time unconditional contracts for the sale of the property are exchanged with a purchaser or the relative or associate of a purchaser introduced by us either directly or indirectly, during the period of our sole agency or sole selling rights or with whom we had negotiations about the property during that period; or with a purchaser introduced by another agent during this period. In the event that you sell the property privately during this period you agree to supply us with the name and address of the purchaser.

**Payment of Fees:** Fee is due for payment on exchange of contracts. The vendor will give his/her authority to the solicitors appointed at the time of the sale to pay out of the proceeds of the sale the Right Home Estates 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 Right Home Estates interest may be charged at 3% per annum above Barclays Bank base rate if the account remains unpaid for more than 10 days after completion. If during the period of sole agency or sole selling rights, a buyer is introduced by any other agent, or you accept a part exchange offer from any third party, these fees are still payable to Right Home Estates. It is confirmed that no introduction of a prospective buyer for the property has been made already. No charge will be made unless a buyer is introduced before termination of the agreement and that buyer eventually exchanges contracts the property.



**Withdrawal Fee:**

The Withdrawal fees is £1,000

If the Vendor terminates this agreement (for any reason), or changes the agreement to a multiple agency agreement prior to the end of the 12 week term of this agreement then the vendor shall immediately pay the withdrawal fee above to Right Home Estates plus VAT for its time and expenditure incurred on advertising and promoting the property on behalf of the vendor. Interest may be charged at the rate of 3% per annum above Barclays Bank base rate if the withdrawal fees remain unpaid for more than 10 days after the date on which this agreement is terminated by the vendor or changes the agreement to a multiple agency agreement.

**Services to Purchasers:** Right Home Estates may offer to arrange insurance or other financial services and/or mortgages for prospective purchasers. Where any prospective purchaser making an offer has a property of his own to sell, Right Home Estates may offer to supply them with estate agency services hoping to earn further commission. Right Home Estates confirm that they will forward to the vendor promptly and accurately all offers from the 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 Right Home Estates. Furthermore, if a prospective purchaser making an offer is taking an advantage of any of these services offered by Right Home Estates the vendor will be immediately notified.

**Unoccupied Property:** Right Home Estates cannot accept responsibility for the maintenance or repair of unoccupied property for sale unless so appointed to manage the property.

**Access:** If Right Home Estates hold the 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.

**Sale Boards:** Right Home Estates will erect a For Sale board at the property as soon as possible from 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 that display of any other For Sale board whilst the Right Home Estate board is displayed.

**The Estates Agents Act 1979** This Act requires Right Home Estates 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 Right Home Estates, 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

Can we provide you with market updates and other services our company offers?

YES/NO

Marketing and Agency Agreement will commence from: 12/09/24

Signed: X [Signature] [Signature]

Date: 12/09/24

(SEUCS)  
On behalf of Right Home

Signed: [Signature]

Date: 12/09/2024

Seller/Agent for the seller (delete as applicable)

ON BEHALF OF RIGHT HOME