The Property Experts

Marketing Agreement

The Property Experts Intl Ltd (Company No 14584193) has Partner Agents who work under licence to it and who follow our high standards of professional service and customer care.

The Agent working under licence who is responsible for your property is
Nathaniel Cleaver **of** TEGOLI PROPERTIES LIMITED
Company no. 13934164 **Registered address** 38 Old Road, Bishops Itchington, Southam, CV47 2RX
however all correspondence issued will include our head office address of 5 Regent Street, Rugby, Warwickshire, CV21 2PE

This is a legal document. Before signing and accepting the terms of this agreement please take the time to read it carefully, along with the Terms and Conditions overleaf. In signing this agreement, you acknowledge that you have read and understood it and will be liable for the payment of our Commission fee.

VENDORS

1: Name: Abbie Smith
Phone: 07860 356321
Mobile:
Email: abbie.smith@warwickdc.gov.uk

2: Name:
Phone:
Mobile:
Email:

3: Name:
Phone:
Mobile:
Email:

4: Name:
Phone:
Mobile:
Email:

ADDRESS OF PROPERTY TO SELL

7 Eliot Road
Warwick, CV35 7EL

CORRESPONDENCE ADDRESS

Town Hall, Parade
Leamington Spa, CV32 4AT

ASKING PRICE
£ SHARED OWNERSHIP SO 50% FROM £157,750

PROFESSIONAL FEES SOLE SELLING RIGHTS

We will act as your Sole Selling Rights agent for a minimum period of 8 weeks and continue thereafter until either party gives the 14 days written notice.
Sole Selling Rights Standard fees £2,000 + VAT
EXAMPLE FEE £ 2,000 +VAT of £ 400
TOTAL £ 2,400

If another agent is appointed the fee will increase to our standard Multi Agency fee of 3.50% + VAT of the final selling price.

SOLE SELLING RIGHTS DEFINITION

You will be liable to pay our fee in addition to any other costs agreed in any of the following instances:

a: If unconditional contracts for the sale are exchanged in the period during which we have Sole Selling Rights, even if the purchaser was not found by us but by another agent or by another person, including you.

b: If a sale is agreed and memorandum of sale are issued within six months after the period during which we have Sole Selling Rights to a purchaser who was introduced to you, or the Property or the purchase during our Sole Selling Rights Period or with whom we had negotiations about the property during that period. This period will be extended to two years where no other Agent is involved.

c: If we have introduced a purchaser who is ready, willing and able to exchange contracts but you withdraw from the sale for whatever reason.

d: Where a purchaser exchanges contracts but fails to complete the purchase, we shall be paid our commission out of the, deposit monies held by your Solicitors within seven days of the contracts due completion date. If there is no deposit or the deposit is less than our fees you will pay our fees.

e: We are hereby authorised to submit our account to your Solicitors and it is agreed that they will settle our account in full upon completion of the sale.

f: A 'Purchaser' includes a builder or anyone else buying your property in part exchange for another property.

g: If payment is not made within seven days of completion any discount offered will become void and charges will revert to our Standard Sole Selling Rights rate of 2.5% +VAT or 3.5% +VAT) for Multiple Agency. Interest will be added at an annual rate of 3% above Bank of England base rate from date of Completion.

DUAL LIABILITY

There may be a dual fee liability if you have either previously instructed another agent to sell the same property on a Sole Agency, Joint Sole Agency or a Sole Selling Rights basis or you instruct another agent during or after the period of our Sole Selling Rights.

INTERESTED PARTIES

It is agreed that no party is currently negotiating on the property and that no introduction has already been made by any party and that no other agent is currently instructed. It is further more agreed that the property will not be listed with any other agent or on any website without our written agreement whilst this agreement is in force. If you are already in negotiations with an individual regarding the sale of the property who should be excluded from this contract, their full details must be disclosed here prior to signing this agreement.

(Write names or None) .....

CONNECTED PERSONS AND PERSONAL INTERESTS

The law requires that we declare to prospective purchasers if you are related or connected in business to any member of staff in the Agency or any associated company. Are you aware of any relationship? ~~Yes~~ / **No**

ENERGY PERFORMANCE CERTIFICATE

In signing this agreement, you acknowledge that you are required to provide an up to date EPC for your property. Your options are as follows:
I have an up to date EPC and will provide a copy **Yes /** ~~**No**~~

I will order an EPC within 7 days, provide evidence that an order has been placed and provide a copy of the EPC within 21 days. ~~**Yes**~~ / **No**

NOTICE OF THE RIGHT TO CANCEL

If you sign this agreement away from our registered address (e.g. you are signing this at your home), then you have the right to cancel this agreement within 14 calendar days (from the date of signing), also known as the 'cooling off period' by email to our Head Office at hello@thepropertyexperts.co.uk

You can cancel this agreement within this cooling off period by email or by posting a cancellation notice. Your cancellation will be effective from the time your cancellation notice is emailed or has been sent to us.

If you wish for us to begin work before the end of this cooling off period, you must confirm this below and it is done so on the understanding that you will be liable to pay for any work undertaken, or services received up to the time of cancellation (see our Terms and Conditions).

Do you want us to start work immediately? **Yes /** ~~**No**~~

Date to start marketing your property? 20/07/2026

NOTE

Please detail below any additional notes relating to this contract:

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Residential Sales Combined Marketing

Simplifying Your Move

ONWARD PURCHASE REQUIREMENTS

Address if already found

.....

.....

Area.....

Bedrooms.....

Price Range .....

THE PROPERTY EXPERTS NEGOTIATION SERVICE

I/WE authorise our Property Expert to negotiate on our behalf on our onward purchase with other Estate Agents. We will confirm the maximum bid in writing and our Property Expert will undertake negotiations. The Property Experts will charge 25% of the savings between the offer we agree and our maximum bid which will be invoiced separately from the agreed property marketing fee.

Signed.....*Abbie Smith*.....Date.....17/07/26.....

MORTGAGE ADVICE

As part of our service to you our Mortgage Advisers are able to go through the costs involved in moving. Please confirm that you are happy for our advisers to contact you to discuss this service with you. ~~Yes~~/ **No**

FINANCIALLY QUALIFY PROSPECTIVE BUYERS

Do you wish us to take reasonable steps to verify prospective buyers source and availability of purchase funds. ~~Yes~~/ **No**

EXCHANGE READY

To make your house moving process as quick and simple as possible we recommend using our approved conveyancing company.

Firm.....

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We comply with the Solicitors introduction and referral code. The law firm is an independent professional from whom you will receive impartial and confidential advice. You are free to choose another law firm if you so wish.

THE PROPERTY EXPERTS FOUNDATION

On completion The Property Experts will donate £25 to help the homeless. Optional donation by Seller £.....paid on completion, added to the final invoice.

Client Identity

Estate agents are required to prove the identity of clients selling property prior to the commencement of marketing.

Two forms of identity are required:

1) A document identifying the person(s): A current full passport; Current UK driving License*; Inland Revenue tax notifications.
2) An address linking document: A utility bill; Recent mortgage statement; Bank/Building Society statement; Current UK Driving license*; Council Tax bill

Documents marked with a * can be used to confirm name or address but not both.

Our preferred method to check your identity (and documents) is to use an electronic identity provider called Hipla. We will email and text you a link which will guide you through this simple process. This will also include identity and Anti Money Laundering checks and a record of the checks will be retained.

On behalf of the Agent:

I have verified the identity of the Seller(s) by using Hipla. **Yes /** ~~No~~

If you have had to manually verify identity and address documents yourself (instead of through Hipla), please list the documents used:

.....

I have verified the identity of the Sellers(s).

Signed *Nathaniel Cleaver*

.....

Print NATHANIEL CLEAVER

.....

Date 17/07/2026

.....

Authorisation

CLIENT/SELLER AUTHORISATION

I am entitled to sell the property and have read, understood and agree to the terms of this agreement. I confirm that to the best of my knowledge the information regarding my property is accurate and that I have not withheld any materially significant information. The information provided may be used at the Agents discretion and released to any prospective purchasers. I hereby indemnify the Agent accordingly. Should there be any changes I will notify the Agent in writing.

If this agreement is not signed by all owners and/or Trustees by signing below you confirm that you are authorised to sign on behalf of all such persons. In signing this agreement I confirm that I will be responsible for the payment of all costs and charges agreed. Marketing will not commence until this agreement has been signed and the agent has a copy.

1: Signed *Abbie Smith*

Print.....ABBIE SMITH

Date.....17/07/26

2:Signed.....

Print.....

Date.....

3:Signed.....

Print.....

Date.....

4: Signed.....

Print.....

Date.....

AGENT AUTHORISATION

Signed on behalf of the Agent

Signed.....*Nathaniel Cleaver*

Print.....NATHANIEL CLEAVER

Date.....17/07/2026

TERMS & CONDITIONS

OMBUDSMAN SCHEME

We are members of a property ombudsman scheme and follow their Code of Practice which is available at: www.tpos.co.uk

In the event that you have a complaint please discuss it with the Management Team. In the unlikely event that it cannot be resolved the seller has the right of referral to an ombudsman.

PEP POLITICALLY EXPOSED PERSON

Domestic or foreign PEP's are individuals who are or have been entrusted with prominent public functions, for example Heads of State or of government, senior politicians, senior government, judicial or military officials, senior executives of state owned corporations, important political party officials. A family member or close associate of any of the above. In signing this agreement you acknowledge that you must inform us if you are such a person.

MARKETING/ASKING PRICE

The Marketing/Asking price does not represent a formal valuation of the property and may change during the term of the agency but this will not affect the agreement itself.

IMMEDIATE START, WITHDRAWAL CHARGES AND TERMINATION

0-14 days from instruction on any agency type. If you have instructed us to commence marketing immediately and then cancel the contract within the first 14 days (if the 'cooling off period' cancellation rules are applicable) you will be liable to a withdrawal fee. This fee will be calculated on the amount of work and the services which we have provided during the period up to the point of cancellation. This would also include commission if a buyer introduced by us during this period goes on to purchase your property, as explained under Fee Entitlement. From day 15 of the instruction with Sole Agency. You can cancel the contract after the exclusive period has elapsed, with no penalty, by giving notice, the period of which is noted overleaf.

From day 15 of instruction on a Multi Agency. You can cancel the contract with no penalty by giving notice, the period of which is noted overleaf

CANCELLATION NOTICE

Please email the agent if you wish to cancel the contract within the 14 day cooling off period, if applicable (Please provide the information below on the email). This is not a dis-instruction

Seller .....

Address .....

Signed .....

Print .....

Date .....

FOR SALE SIGN

Planning regulations permit the display of one advertisement, consisting of a single board or two boards joined back to back. You confirm that no other board other than ours will be erected, unless back to back as described. The legal responsibility that only one board is erected lies with both the seller and the Agent. It is important that you are aware that the provision by us of a For Sale board will be an introduction to a purchaser who subsequently exchanges contracts even if you were previously acquainted with that person. Please note the seller is not entitled to make a claim if there is any damage due to erecting a For Sale sign. We will erect a signboard unless otherwise instructed.

ENERGY PERFORMANCE CERTIFICATES

EPCs give information on how to make your home more energy efficient and reduce carbon dioxide emissions. An EPC is required by law when a building is built, sold or put up for rent. It is valid for ten years. The seller and a person acting on behalf of the seller must use all reasonable efforts to ensure that an EPC is obtained within 28 days of marketing beginning. We can arrange an EPC for you or you may wish to provide your own. In the event that you supply your own we need a copy within 28 days from the start of this contract or we will be obliged to suspend marketing until it is made available to us.

PROPERTY DESCRIPTION

Both the seller and Agent have a duty to ensure that any information provided about the property is accurate and not misleading. No information may be omitted which may impact on a prospective buyers transactional decision. You will be asked to complete a property questionnaire and provide us with relevant information about your property both prior to and during marketing. You agree to check the sales particulars and advertising description and notify us immediately of any inaccuracies. You must also confirm any information provided by you is true and be able to supply documentary evidence to substantiate any claims made. We reserve the right to start marketing with draft particulars.

UNOCCUPIED PROPERTY

We act as sales agents only and under no circumstances do we take responsibility for unoccupied property. Unoccupied property can deteriorate quickly and we strongly advise clients to make arrangements for their property to be checked regularly by a competent person.

ACCESS TO PREMISES

If we hold a key to the property we will accompany any viewings unless agreed otherwise. If we arrange for someone to view an unoccupied property, we will agree the arrangements with you beforehand. It is our usual practice to release the keys to professionals who require access such as surveyors acting on behalf of purchasers. In order to avoid delaying the sale, once we have established their identity, they will be permitted unaccompanied access. Please advise us immediately if this is NOT acceptable. We will continue to seek the sellers permission to allow unaccompanied visits by any other third parties such as trades people or representatives or any utility companies.

ACCOMPANIED VIEWING SERVICE

If an Associate of the Agent carries out accompanied viewings on the vendors behalf neither the agent nor the Associate can accept liability or responsibility for any lost/stolen items or any damage to the property whatsoever. Block viewings may be carried out and we strongly recommend that all valuable items are removed from the property prior to viewings commencing

PUBLIC LIABILITY

We will be showing potential purchasers around your property. It is your responsibility to make sure that it is safe for visitors and that they will not come to harm. It is an express condition of this contract that you fully indemnify us against any claim made by any visitor for injury sustained on your property.

COPYRIGHT

We retain the copyright to all advertising material used to market the property and reserve the right to use it for marketing initiatives following completion.

FINAL SELLING PRICE

The final Sale Price includes the price the property is sold for, the value of the fixtures and fittings and any other fees or incentives, before discounts, agreed between the buyer and seller.

SUB-AGENT

We reserve the right to use national and international sub Agents to assist in the marketing of the property.

OTHER SERVICES

We reserve the right to offer a full range of other services to prospective purchasers which may include estate agency, financial services, removals, surveys and conveyancing from which we may derive other commissions or fees.

DATA PROTECTION

We will act as a data controller relevant to the

details that you provide during the transaction process. Where we pass details on your behalf to other related specific service providers (surveyors, conveyancers, financial service providers) we will act as a data processor.

DISCRIMINATION

We will not discriminate, or threaten to discriminate against any prospective purchaser for any reason.

FEE ENTITLEMENT

The commission fee will be earned by us if we introduce, directly or indirectly a person who contracts to purchase the property during the period of the contract. We have a specific entitlement to a fee if: The property is sold to a family member; One of the owners buys another owners share (e.g. as part of a separation agreement); The property is sold to a Property Developer; The property is part exchanged; The property is sold at auction or is repossessed; If the seller withdraws for any reason after contracts are exchanged.

We will have a commission fee entitlement if you terminate our agreement and then sell your property to a buyer introduced by us within six months of the date our agreement ends.

INTERESTED PARTIES

If any individuals or parties have shown interest in purchasing the property prior to this agreement, privately or through another agent we will generally be entitled to our fees if we 'introduce' the buyers either directly or indirectly, e.g. after seeing a for sale board or identifying the property from published information on the internet. To avoid future disputes, it is therefore important that you tell us now. Even if you declare an 'interested party' it may be that the party has since lost interest. if we are able to revive that interest, we will be entitled to commission if it transpires we were the 'effective cause of sale'.

PAYMENT OF OUR FEES

If payment is not made within seven days of completion any discount offered will become void and charges will revert to our standard agency rate of 3% plus VAT. Interest will also be added at 3% above Barclays Base Rate from the date of Completion and calculated daily.

We are hereby authorised to submit our account to your Solicitors and it is agreed that they will settle our account in full upon completion of the sale.

Our fees along with the value added tax at the prevailing rate together with any additional costs agreed, must be discharged without deductions by the solicitor or conveyancer on or immediately after the date set for completion of the sale, and by signing this agreement you hereby irrevocably authorise the solicitor or conveyancer to do so. Should your account not be paid within seven days of completion, any discount will become void. Interest will also be added at a rate of 3% above Clearing Bank base rate from the date of completion. We also reserve the right to pass the debt onto our preferred debt managers or solicitors for recovery and the cost of such will be added to the debt.

DUAL FEE WARNING

If you have instructed any other Agent to sell your property on a sole agency/sole selling rights basis, you may be liable to pay their fee as well as ours. Please note that if a multiple agency arises you may be liable to pay a higher fee and another fee.

TERMINATION

If the agreement is terminated prior to term but the property is not withdrawn from the market completely for a consecutive period of at least three months, then the agreement shall recommence for the full period from the date of re marketing. Please note that if a multiple agency arises you may be liable to pay a higher fee and another fee.