

Offers

- a) Any successful introduction will only be deemed once a genuine offer to purchase is put forward for our consideration, together with the name and full details of the applicant who should be in a position to proceed.
- b) All negotiations are strictly confidential and must be directed through us.
- c) All acceptable offers will be subject to an exchange of contracts within 28 days. However please note this will vary depending on our client housebuilder and time of year. All parties concerned must be advised of this before the sale is agreed.

Vacation

- a) The property is anticipated to become vacant during this instruction period.
- b) Upon vacation, we would ask you to re-inspect the property and take the meter readings. This information is to be telephoned through to this office and the relevant vacation report to be completed and faxed back to us.
- c) Once a property is vacant, you will be required to carry out a security and condition check on a bi-weekly basis. Please also ensure all junk mail is collected and disposed of. All addressed correspondence should be forward to us.

General

- a) In the unlikely event you agree a sale on the above property but the existing vendor fails to purchase a new home from our client, we will endeavour to continue with the sale under our Private Vendor scheme and all terms & conditions will remain the same.
- b) In consideration of introducing this property and/or these clients to you for part exchange purposes, should this transaction not proceed and the customer does not continue under our Private Vendor Scheme and you are subsequently instructed either directly or indirectly to market this property within a period of one year from the date of your instruction or date of valuation you carried on our behalf, then The New Homes Group will be entitled to claim 30% plus VAT of any commission paid to you in respect of the sale of this property. This clause will also apply if this property is passed to an equity company and they subsequently instruct you to market the property. If however you are already marketing this property on behalf of the vendor, the above clause will not apply provided that you disclose to us this fact in writing within 7 days of the date of this instruction letter. By agreeing to carry out these services, you are deemed to have accepted each of these provisions.
- c) Any incentives offered will be paid direct by our client housebuilder.
- d) We reserve the right to terminate the transaction and place the property back on the market should the 28 days deadline expire.
- e) Our instruction is subject to legal completion of the sale of the above mentioned property and does not apply to any other property.

Finally I would like to wish you every success in achieving a quick sale on this property. It is important we maintain a close working relationship in the marketing of the property, condition, price and any other factor likely to affect the saleability.

Yours sincerely

Georgia Rolfe
Sales Executive
e: georgia.rolfe@tnhg.co.uk
dd: 01206 715481