

W | Williams

SALES & LETTINGS

MARKETING AGREEMENT

NAMES OF SELLERS OR BENEFICIAL OWNERS

1: Name Martin Hammond
Tel Mobile 07378 173520
Email martin.k.hammond@gmail.com
2: Name Christine Hammond
Tel Mobile
Email

ADDRESS OF PROPERTY TO SELL

18 Stickworth Hall
Arreton
I.W. PO30 3AP

CORRESPONDENCE ADDRESS

123 Medina Park
Folly Lane, Wymington

VENDORS ONWARD PLANS

Tenanted full

MARKETING / ASKING PRICE (not a valuation)

£ 99,950

AGENCY TERMS

You will be liable to pay our fee, in addition to any other costs or charges agreed, if at any time contracts for the sale of the property are exchanged with a purchaser introduced to you by us during our agency period, or with whom we have had negotiations about your property, or by any direct approach to you if prompted by our sign or promotion. Or, if Sole Agency is selected, with a purchaser introduced by any other Agent or person.

SOLE AGENCY WITH NO EXCLUSIVE PERIOD We are committed to building lasting and valuable relationships that are founded on good advice and honest service. We are confident in the quality of our work. To that end we do not feel the need to be defensive and tie our clients into an extended exclusive period - so, we will act as your Sole Agent until the property is sold unless you give us 7 days written notice. No other Agent may be appointed.

MULTI AGENCY We will act as your Agent unless you give us 7 days written notice. Additional Agents may be appointed.

AGENCY RATE +VAT

Our fees are shown as a percentage, the examples are calculated using the initial Marketing Price. If the property is sold for a higher or lower figure the fee will vary accordingly. Subject to a minimum fee of £2,500 +VAT.

Agency type agreed, Sole Agency ☐, Multi Agency ☐

Sole Agency **1.5% +VAT** of final selling price.....
Example: Fee £ +VAT of £ Total £

Multi Agency **2.0 % +VAT** of final selling price
Example: Fee £ +VAT of £ Total £

Notes £2500 + VAT as below min
Sales fee

Residential Sales Marketing Agreement

ONGOING FEE LIABILITY

If you or we discontinue this Agreement for any reason, you may have an ongoing fee liability to us. If your property is sold to a buyer first introduced to you by us, because the original essence of the contract has been fulfilled - which is to find you a buyer - the following applies: 1: If the property is sold to a buyer who is re-introduced via any other Agent within six months, after discontinuance, a full fee is payable. If the introduction is more than six months after no fee is payable. 2: If your property is sold privately to a buyer first introduced to you by us within two years of discontinuance, a full fee is payable.

CUSTOMISED MARKETING PLAN

If agreed, we will fund the production costs (or you may choose to prepay) of professional photography ☐, floor plans ☐, a luxury brochure ☐ and other valuable features. If you withdraw your instructions to sell the property you agree to reimburse us these marketing costs up to a value of £ ☐ Signed

INTERESTED PARTIES, PREVIOUS VIEWERS

Have any individuals or parties shown interest in purchasing the property prior to this agreement, privately or through another agent? Please see detailed terms overleaf. Are there any interested parties? Yes / No

SPECIAL ARRANGEMENTS

Appointment with FA Yes / No ☒
For Sale Sign Yes / No ☒
Alarm Code
Key # Tenanted

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. C
☐ 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.
☒ Please organise the EPC for me and I will pay your recommended provider direct, typically £

SELLERS LEGAL REPRESENTATIVE, IF KNOWN

Contact
Firm
Address
Tel
Email
Would you like a no obligation quotation Yes / No

NOTICE OF THE RIGHT TO CANCEL

If you are a Consumer AND this agreement is concluded in a place which is not the business premises of the Agent you have the right to cancel within 10 days without giving any reason. This right can be exercised by sending us a clear statement, by email, post or durable medium, before the cooling off period has expired. You may use the Cancellation Notice overleaf but it is not obligatory. No cancellation fee applies.

PROPERTY DESCRIPTION

PART A

Council Tax Band A Amount £
Freehold ☐ / Leasehold ☒ Freeholder £250 include
Length of Lease Years left Water
Ground Rent £ When is it payable? sewerage
Expected to increase? Yes / No Increase Amount £
Service Charges? Yes / No Service Charge £ drain rent, all o/s maintenance

For leasehold, commonhold and freehold properties where the owner has a legal obligation to contribute towards the maintenance costs of a shared amenity please provide the details in writing or by email.

Additional info

PART B

Detached ☐ Semi ☐ Terraced ☐ Bungalow ☐ Flat ☒ Studio ☐
Physical Characteristics living 0
Construction type Rank have selling
Receptions Flat Bedrooms
Bathrooms Kitchen

Parking: Garage ☐ Off Street ☐ On Street ☒ Free for all
EV Charger Yes / No space
Any permit details

Mobile Signal: Great ☐ Okay ☐ Poor ☐

Are the following services connected to the property?

Electricity Yes / No ☒
Renewables / Batteries Yes / No ☒
Gas Yes / No ☒
Water Yes / No ☒
Telephone Yes / No ☒
Broadband / Fibre Yes / No ☒
Drainage / sewerage Yes / No ☒
Does the property have Central Heating? Yes / No ☒
What fuel does it use?

PART C

Are there any known safety issues Yes / No ☒
If yes, please tell us separately

Has the property been adapted for accessibility Yes / No ☒
Is the property in a conservation area? Yes / No ☒
Is the property a listed building? Yes / No ☒

Are you aware of any planning applications in the locality which if approved would affect the property? Yes / No ☒

Is the access road made up and adopted? Yes / No ☒
Is the property affected by rights of way shared by block Yes / No ☒

Are there any proposals or disputes which affect the property - either with an individual or any public body? Yes / No ☒

Are there any shared or communal facilities (eg. gardens) Yes / No ☒
Are there any covenants affecting the property? Yes / No ☒

Are there any tree preservation orders affecting the property? Garden Yes / No ☒
Has the property been extended? not sure Yes / No ☒

Was planning permission granted? Yes / No ☒
Did it comply with building regulations? Yes / No ☒

Are copies of planning permission available? Yes / No ☒
What was the date of the extension?

Have you carried out any alterations to the property? Yes / No ☒
Has the property ever flooded? Yes / No ☒

Are there any flooding risks Yes / No ☒
Is there any coastal erosion risk? Yes / No ☒

Has there been any mining in the area? Yes / No ☒
Subsidence

Has Japanese Knotweed ever been identified at the property or adjoining land? Yes / No ☒

OTHER

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer?

Are there any other material issues with the property that any potential purchaser should be aware of?

CLIENT IDENTITY

We are required to prove the identity of clients selling property prior to the commencement of marketing. We may accept emailed or scanned documents from clients who are abroad where the cumulative weight of information presented and the risk levels associated with the transaction are balanced. We may use an online service to check identity, this is not a credit check.

Two forms of identity are required: A document identifying the person(s): A Passport; Resident Permit issued by Home Office; UK Driving Licence*; State Pension Book; Inland Revenue tax notifications.

An address linking document dated within the last three months: A Utility Bill; Local Authority Rent Book or Tenancy Agreement; Recent Mortgage Statement; Bank or Building Society Statement; UK Driving Licence*; State Pension Book*; Council Tax Bill. Documents marked with an* can be used to confirm name or address but not both.

1: SELLER

Identity Document

Date of Birth

Linking Document

2: SELLER

Identity Document

Date of Birth

Linking Document

AUTHORISATION

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. Where more than one person is responsible for the payment of our fees their liability is joint and several.

CLIENT 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 the property is accurate, and that I have not withheld any materially significant information regarding the property. The information provided may be used at the Agents discretion in connection with the proposed sale of the property, released to any prospective purchaser and I hereby indemnify the Agent accordingly. Should there be any changes I will notify the Agent in writing.

1: Signed M. Hammond 2: Signed

Print M. HAMMOND Print

Date 21/7/26 Date

AGENT AUTHORISATION

I have verified the identity of the Seller(s) by checking the original documentation listed above. Signed on behalf of the Agent

Signed Sarah Muppeler Position Manager

Print 883333

Date 21/7/2026 Office