

Instructing Halliday Estates Ltd TA George Edwards

By instructing George Edwards, you confirm that you are a sole or joint owner of the Property; that you have the authority of any co-owner to instruct us to sell the Property; and that you are authorised to give us instructions to enable us to progress a sale. Further, you confirm that you have all relevant authorities and authorisations as are necessary or required to enable you to take advantage of the Products and Services.

Our Fees

Marketing Fee – This is payable upfront and is a £249 fee paid regardless of sale. This fee is non-refundable and covers Photography, Floorplans, Digital Walk Thru, For Sale Board, & Listing on Major Portals. This is a lifetime fee so if you need to take a break from marketing, you can remove your property and re-advertise later at no extra cost.

No Sale - No Fee – This £1250 fee but is only due on the completion of a successful sale and is in accordance with the terms below.

If you are making payment for the initial £249 fee by bank transfer the details are as follows

Starling Bank Ltd

Sort code: 60-83-71

Account: 48042733

Account Name: Halliday Estates Ltd

Payment details

When you take advantage of any of our products and services we may take certain information from you such as the name on the card, card number, start date, expiry date, security code or issue number. This information will be used to take the agreed payment and will not be stored on our system. This

information will be stored by the card merchant only.

Cancellations and refunds

IMPORTANT INFORMATION - PLEASE READ

Should you wish to cancel or withdraw any Products and Services you may do so at any time. However, under no circumstances will any full or part credit be made in respect of Advertised Rates.

You can withdraw your advert at any time by confirming in writing to sales@georgeedwards.com. We offer a lifetime fee where you can re-list the property after withdrawal.

You are entitled to a 14 day cooling off period from the moment you instruct George Edwards. Please be aware that you are only entitled to a refund up until the time you approve your advert to go live. This can be done via email or text message. At this point it will be deemed that we have provided the marketing service and you will no longer be entitled to a refund of the Marketing Fee.

Please note that no signatures are required, and payment of the marketing fee should only be made on the basis these terms and conditions are acceptable. A copy of our terms and conditions will be available on our website.

Approving your advert

It is your responsibility to make sure that all Descriptions, Photographs, Digital Walk Thru's, Floor Plans and information uploaded and/or used in any advertising and marketing are accurate, current and are in no way misleading. Should any of the information you provide or approve be found to be in breach of these terms, it will be removed immediately.

Energy Performance Certificate ('EPC')

It is a legal requirement for you to have commissioned an EPC before we are able to start the marketing of your property. It is your responsibility to ensure that you have a valid and up to date EPC in place before your Advert goes live.

Advertising and Marketing

We will advertise and market your property for the advised period on such property portals, websites or publications as we consider to be the most effective at securing interest on your property. We may withdraw or no longer take advantage of the services of such property portals, websites or publications at our absolute discretion.

For Sale Boards

When you instruct George Edwards to sell your property, we will arrange for a 'For Sale' board to be erected free of charge.

All boards belong to George Edwards although it is your responsibility to ensure they are safe and secure and preserved for collection once the property is sold or is withdrawn from the market.

Viewings & Keys

Subject to Interruption beyond our reasonable control we will arrange and keep a record of viewings. You will be notified when a viewing is booked by text or email and we will aim to call you in advance of the booking to confirm the appointment.

We will conduct all of your viewings, unless otherwise requested to, but it is still your

responsibility to ensure that the property is ready and prepared for the viewing, is in a safe condition and that George Edwards representative has access to the property at the date and time of the viewing.

If you supply George Edwards with keys to access the property. We shall store these in a safe and secure locked cabinet.

Empty properties

If your property is empty, you shall ensure that you conduct regular security and condition checks from time to time. George Edwards shall not be responsible for doing so.

Feedback

We will request feedback from every person who has viewed or was due to view your property. Any feedback we can obtain will be passed on to you.

Offers

We will make such reasonable checks as are possible to ensure the offer made meets our criteria for a sale to proceed.

We will always act on your behalf and negotiate the best possible offer for your property, without any conflict of interest.

Sales

We will provide you as far as reasonably practicable with advice and assistance once a sale is agreed, the progress of any transaction is always in the hand of a conveyancer.

Personal interest

We will always inform you as soon as we become aware of anyone making an offer for

your property that is in any way connected with George Edwards; whether they are employed, a contractor, family member or providing services to us.

the event that we introduce a product or service from a third party company that we may accept a payment or commission as a result of that introduction.

In the event that you are aware of any personal interest from anyone connected with George Edwards you should notify us immediately. We will then make such enquiries as we consider necessary and provide you with a notification in writing of the nature of the personal interest. You will have the sole discretion to decide whether you wish to deal with the person or persons concerned. We will never knowingly permit any offer to be made or sale agreed with someone connected to George Edwards unless we have provided you with written notice. This written notice will ordinarily be displayed when you review the offer.

Before your Advert is published, George Edwards will ask you whether you are in any way connected with George Edwards; whether you are employed, a contractor, family member or providing services to us. This will be disclosed to all potential purchasers or tenants.

Third party companies

We will introduce to you, the buyer, or any prospective buyer (where we deem appropriate and / or necessary) third party services ("the services") such as mortgages, insurance, conveyancing and removals but only where we reasonably believe that the services being provided are in the best interests of you, the buyer, or prospective buyer and further that the third party companies are capable and required to, provide an exceptional service.

We may receive commission for introducing you but only when you agree to take advantage of such products or services. You may decide of your own free will and we will never pressurise or require you to use such products or services. You hereby expressly agree and accept that in

