



The Nucleus, Brunel Way, Dartford, Kent
DA1 5GA



property@lyhpropertyconsultants.com



www.lyhpropertyconsultants.com



+44 (0) 208 175 8868

These terms of business will set out our relationship between, you the property owner and LYH Property Consultants Ltd as your sales agent.

Please read them carefully and complete them fully in order for us, as your agent, to give any necessary information to all prospective buyers. If you have any questions about the contents of these terms, please contact us and we will be more than happy to help.

You agree to appoint us as agent in selling the property, for the agreed period stated in the terms and thereafter until as such that our instructions are terminated with the relevant notice in writing.

Commission is payable upon unconditional exchange of contracts and also falls due under the following circumstances:

SOLE AGENCY

1. When we introduce a buyer to you during our sole agency appointment
2. A buyer that we carried out negotiations with during our appointment purchases the property
3. If you agree a sale with a buyer introduced by another agent during the sole agency period

JOINT SOLE AGENCY

1. When we or the joint agent introduce a buyer to you during our joint sole agency appointment
2. A buyer that we carried out negotiations with during our appointment purchases the property
3. If you agree a sale with a buyer introduced by another agent during the joint sole agency period

MULTI AGENCY

1. When we introduce a buyer whilst appointed to sell the property during the period of multi agency
2. A buyer that we carried out negotiations with during our appointment purchases the property

On whatever basis of our instruction (sole, joint sole or multi), our entitlement to Commission shall extend beyond the termination of the agency agreement by six months in circumstances where the Introduction of the purchaser by us has taken place prior to that termination.

An introduction may not always be a direct one, so this agreement includes indirect introductions which would include associates, relatives of an applicant introduced to the property during our appointment. Fees would fall due should you agree a sale and exchange contracts with a buyer as a direct or indirect introduction.



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IMPORTANT INFORMATION

Commission is due at the agreed rates set out in this agreement and is payable upon exchange of contracts.

All parties to this agreement are joint and severally liable for the fees due and agree to pay the fees as set out in this agreement.

LYH Property Consultants Ltd and its principals/directors are registered with SafeAgent and with HMRC with the Anti Money Laundering Council.

This document is a legally binding contract and you should take separate legal advice if necessary before signing it. By signing this agreement, each party confirms they have the necessary authority to do so and that they are the legal owners of the named property.

As part of our service to our buyers, we do refer them to third parties who may offer them additional services. If they do agree extra services, Love Your Home Ltd may be paid a referral commission.

Your data will be kept and used for the purposes of this contract. We will hold this information for the necessary amount of time as required by law. You can contact us at any time to request details of what information we hold.

Please check any existing agreements with other agencies. You may have a liability to pay other agents fees if you appoint us during a sole agency period with another agent.





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MARKETING

Your property will be marketed online via our website, external web portals and via social media. You agree that we can use the property details in this way.

SUB AGENTS

It is agreed that we may from time to time instruct sub agents to assist in marketing or aiding to find a buyer. Any fee charged by the sub agent is payable by us from the fee we charge you.

BOARDS

We will install a for sale board at the property (if allowed to by local planning laws and/or with permission from the freeholder/management company of the property/development).

YOUR RIGHT TO CANCEL

You have the right to cancel this agreement within the first 14 days of signing, as long as a sale has not been agreed or entered into. You agree to give written notice to do so and this can be sent via email to property@lyhpropertyconsultants.com. If you agree a sale you waive this right and agree to pay for any goods or services supplied including any expenses.

TERMINATION OF APPOINTMENT

You can terminate our appointment at any time with 1 months written notice. Should we ever need to terminate our own appointment we would also give 1 months written notice.



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COMPLAINTS

If at any time you are unhappy with our service, please contact us to try and put it right. You can email LYH Property Consultants property@lyhpropertyconsultants.com.

If you are still not happy once you have contacted us, you can then raise a complaint with The Property Redress Service whose contact details are listed at www.theprs.co.uk.

CONSUMER PROTECTION REGULATIONS

It is an offence to mislead a buyer with inaccurate or incomplete information that may affect their buying decision.

All property information supplied to us by you will be passed to any prospective buyers so it's important that it is correct.

If at any time you believe something to be incorrect, you have a duty to inform us immediately so this information can be passed on.

PHOTOGRAPHY AND FLOORPLANS

When the photos and floorplans are paid for by us, you agree that we hold the rights to these photos and that they cannot be used by you or any other third party without our expressed agreement in writing.

You also agree that if you are to supply the photos and floorplan that you own the rights to these photos and LYH Property Consultants Ltd will not be held liable for any breach of copyright if they are owned by someone else, and you indemnify us of this.



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The vendor(s) agree(s) to appoint the company at the relevant service level as indicated below:

Sole Selling Agent	2%+vat (2.4% INC vat)	<input type="text"/>
Joint Sole Selling Agent	2.25%+vat (2.7% INC vat)	<input type="text"/>
Multi Agent	2.5%+vat (3% INC vat)	<input type="text"/>

Address of the property to be marketed:

Agreed marketing price:

Service charge details:

How much is the service charge?

and how frequently is this charged to you?

How much is the ground rent?

Who is the managing agent for the building?

How many years remain on the lease?

Is there any parking included?

(Allocated space, permit parking, gated parking)

PLEASE SUPPLY ALL NECESSARY FOBS AND PERMITS

Current tenant contact details and current rent figure:



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Does the property have a gas
supply/appliances?

(please supply a valid gas safety certificate)

What is the local authority and council
tax band for the property?

Please supply any other information that should be
passed to prospective tenants
Anything that might affect the tenants during their
tenancy (for example planning permissions, proximity to
train lines/motorways, waste disposal centers and so on).



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VENDORS INFORMATION

Name as written on ID:
(Vendor 1)

Home address:

Phone Number:

Email:

Name as written on ID:
(Vendor 2)

Home address:

Phone Number:

Email:



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I/WE agree to enter into this agreement and am bound by its terms.

I/WE agree that I/WE have the authority to do so and to pay the fees due as per this agreement.

I/WE confirm that we have read and agree all parts of these terms of business.

SIGNED by VENDOR:

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NAME:

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DATE:

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SIGNED by VENDOR:

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NAME:

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DATE:

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SIGNED by LYH Property
Consultants Ltd

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NAME:

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DATE:

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