

## CONTRACT TERMS IN BRIEF

- 14 Day cooling off period (If we have started the Auction Pack production, there may be a charge).
- Contract is "Sole Selling" terms.
- 28 days to exchange from receipt of draft contract.
- 28 days to complete thereafter.
- Online auction with option to go into a live event. This will be confirmed by the Auction Department.
- 60 day minimum contract.
- 21 Days written notice to withdraw from contract.
- Liable to pay fees if:
  - *Sell privately to an applicant introduced by auction.*
  - *Cancel sale with a ready willing and able buyer at reserve.*

## AUCTION PACK & LEGAL INFO

In order for us to sell the property, we require a set of legal documents ahead of securing a purchaser:

- Title Register
- Title Plan
- Local Search
- Water & Drainage Search
- Property Information Form
- Fixtures and Fittings Form
- Probate, Epitome of Title, Power of Attorney (if required).

### › OPTION 1 FOR AUCTION PACK

- IAM Sold produce Auction Pack.
- £125 - £160 Disbursements payable within 21 days from listing.
- + £120 payable only on completion of sale (waivered if using IAM Sold recommended conveyancers).

### › OPTION 2 FOR AUCTION PACK

- Seller to supply legal pack at own cost.
- We cannot agree sale until the pack is supplied.



# AUCTION SALE PACK

In partnership with



## CONTACT

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# THE BENEFITS TO YOU

The key reasons to sell at auction

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**0% COMMISSION**

Vendors pay **no estate agency fees** and keep the full selling price.
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**SECURITY**

Buyer paid **Reservation Fee** secures the sale and allows all parties to move forward with confidence.
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**SPEED**

Fixed but realistic time-frames allow for greater interest from a wider variety of buyers. **Exchange and completion within a swift 56 days.**
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**MAXIMISE INTEREST**

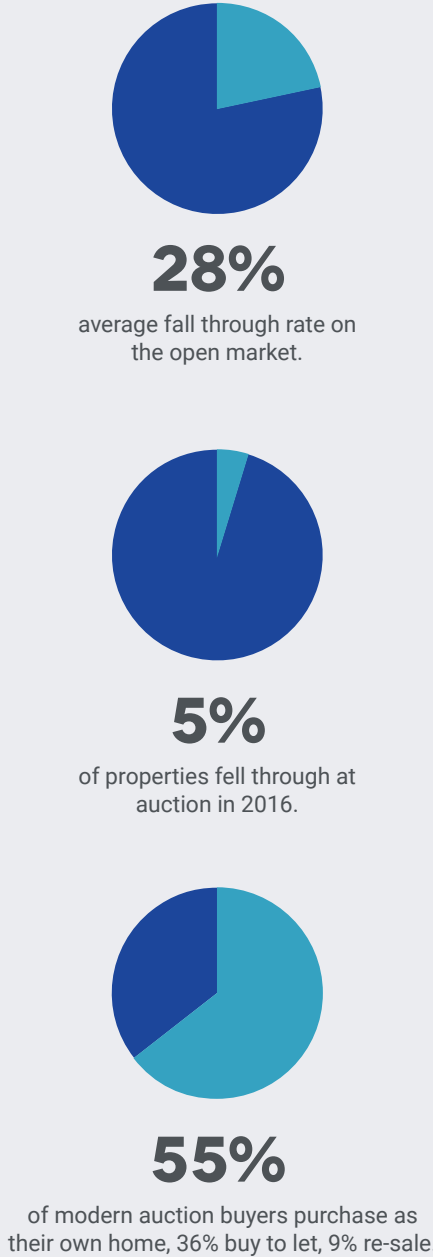
Greater exposure and increased interest results in **competitive bidding between prospective buyers** which drives up the selling price.

# THE STRATEGY

Making property stand out



PRIVATE TREATY	MODERN AUCTION
<p>Asking Price: £220,000</p> <p>Viewings:  </p> <ul style="list-style-type: none"> <li>Vendor accepted £205,000 but the sale fell through after 5 weeks</li> <li>Branch recommended and listed for Modern Method of Auction.</li> </ul>	<p>Starting Bid: £180,000</p> <p>Reserve: £200,000</p> <p>Viewings:    </p> <ul style="list-style-type: none"> <li>More interest, more viewings, more bids.</li> <li>Sold for £210,000. The vendor paid 0% fee and kept full price.</li> </ul>



# A STEP BY STEP GUIDE

How it works

