



# Sole Agency Contract

This is a legal contract. Please take time to read it carefully and ask any questions relating to the terms and conditions before signing it.

**Property:** \_\_\_\_\_

**Client (You):** \_\_\_\_\_

**Agency (We):** \_\_\_\_\_

BigBlackHen.com Ltd

**Price for Marketing:** \_\_\_\_\_

## **We Will**

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Market and advertise your home to attract as many buyers as possible and then negotiate on your behalf to achieve the very best price in the market. Follow up on the sale to help it reach exchange and completion.

Put your interests first and follow the Code of Practice for the Property Ombudsman and all other relevant legislation to the letter.

## **We Won't**

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Ask you to agree to any restrictive tie-in or notice periods – you are free to terminate this contract at your discretion.

Charge you our fee if you sell to a private buyer as long as you make us aware of their details within seven days of signing this contract.

## **You Will**

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Pay our fee of £ \_\_\_\_\_ plus VAT (so £ \_\_\_\_\_ in total) if you exchange contracts with a buyer that we, or a third party, introduced to your property during our sole agency period – as long as that exchange takes place while the contract is in place or within six months of its termination.

Help us stamp out gazumping by giving any buyer a fair chance to exchange contracts at an agreed price and within an agreed time frame before considering subsequent offers.

**Signed on behalf of BigBlackHen.com:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signed on behalf of Client:** \_\_\_\_\_

**Date:** \_\_\_\_\_

P.S. Turn over for small print.

There  
is no  
small  
print.