

## 0% Commission fee special offer – RG7 – Sales – Terms and Conditions

- All instructions must be on a sole agency basis and for a minimum term of 16 weeks.
- Consent for a board at the property must be provided and the board must remain erected at the property for the duration of the marketing.
- We as the agent reserve the right to end the promotion at any point but any property which has already instructed during the active promotional period will retain its terms until completion or withdrawal from the market.
- The handling of incoming enquiries and the organisation of viewings will be completed by ourselves as the marketing agent.
- Sales progression updates will be provided to both buyer and seller once per week via email communication unless otherwise agreed by the valuer at point of instruction (subject to the point below)
- We will provide clients with details of our preferred legal services for conveyancing with whom we retain a strong working relationship. If our clients wish to use their own conveyancing service but would still like the weekly update there will be a surcharge of £500 plus VAT. This is due to the extra work that will be required in order to obtain updates from solicitors we do not have relationships with. PLEASE NOTE: Although every effort will be made to obtain updates from conveyancing firms or solicitors outside of our panel the £500+VAT surcharge does not guarantee that updates will be available. The solicitors we have on our panel are Setfords (Tilehurst), Muve Conveyancing and Phillips Solicitors.
- This special promotion applies to properties in the RG7 postcode area only – we will be expanding into other sectors soon – please call to register your early interest if applicable.

Properties instructed during the special offer period will benefit from the following services free of charge subject to the terms and conditions:

- Full marketing listing on our own Belvoir website and on the property portals – Rightmove, Zoopla, On the Market and Boomin
- Professional floorplan created
- High quality photographs completed and published
- Professional property brochure created and matched to our extensive buyer database
- Incoming enquiries via email and telephone picked up and dealt with professionally
- Viewings will be arranged by our team here in branch and communicated with the buyers situation to our clients
- Viewing feedback will be provided to the client no more than two working days following the appointment.
- Marketing update communication sent to each client weekly to keep them informed of the properties progress.
- Once an offer has been agreed, the weekly communication will focus on the progression of the sale

Optional services available (charged at point of instruction unless otherwise agreed in writing):

- Accompanied/managed premium viewing service – this is the option to go for if you have limited availability to conduct property viewings or if you are not comfortable to do so – our

professional and highly experienced team can conduct every viewing for you and provide you with the feedback without you ever needing to see the buyer. The cost for this service is a one off charge of £300+VAT.

- Professional photographs and virtual tour - sometimes high quality imagery simply isn't enough to properly showcase a property and this is where our professional media package steps in. With this package we will send a professional photographer and videographer round to your property to complete a shoot. This will include still images and an interactive virtual tour which will allow potential viewers to virtually 'walk' around the property before booking in a physical appointment. The cost of this service is £250+VAT.
- Energy Performance Certificate (EPC) – a property in the UK must have a valid EPC in order to sell. EPC's are valid for 10 years but if you need to renew one or commission your first one, we can do this for you for £100+VAT.