



Better Service. Better Result.

#### Buyer's Fee:

Properties for sale with National Property Agents Limited (and National Property Auctions Limited pre-auction only) are marketed on the basis that the buyer pays a fee to National Property Agents Limited/ National Property Auctions Limited called the Buyer's Premium for being introduced to the property. The sellers of these properties have asked us to market in this way.

The Buyer's Premium is payable should a buyer proceed to offer for a property (and the offer is in principle accepted).

For the avoidance of doubt,

- I confirm that should your client make an offer for the property which is in principle accepted by the seller, the Buyer's Premium is payable by your client even if the transaction does not proceed to completion, except where such failure to complete is wholly or substantially the fault of the seller or by virtue of the seller being unable to provide you with a valid marketable title. Your client grants NPA a right to obtain sight of all relevant communications and documents in respect of the prospective transaction in the event repayment of the buyer's premium is sought; and
- An offer submitted by anybody or any organisation\* connected to your client or referred by your client following our conversation shall be deemed to invoke responsibility for payment of the Buyer's Premium jointly and severally upon your client and that person or organisation on the same terms and conditions as this letter. \*The solicitor acting for the buyer is not considered responsible for payment of the Buyer's Premium.

Please let me know if you have any more questions or need any further clarification. The solicitors we refer to in the main are Carey Hughes Solicitors and I am sure Martin Carey would be happy to confirm how it all works. 01698 404 616.

National Property Agents

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