

## Criteria for Sale Quotation:

- The sale price is as stated.
- The property is registered at HM Land Registry under one title number.
- If you are selling a property which has a mortgage secured upon it, we are obliged to deal with the repayment of that mortgage direct to the mortgage company. In addition it is standard practice for us to pay the estate agent commission if any on completion. If you do not wish us to do so please advise us in writing at the earliest opportunity.
- There may be additional work required that was not anticipated when providing the estimate. We attach a list of additional charges that would be made. This list is not exhaustive. We will endeavour to bring this to your attention if we need to carry out additional work and will include the fees in your completion statement.
- Any changes in disbursements (third party expenses) will be passed on at cost.
- In the case of leasehold it does not include any fees charged by the freeholder/landlord for notices etc. We will advise of any such charges when we become aware of them.
- We will not provide any financial or taxation advice. You will be responsible for making all returns and tax payments that may be required as a result of this transaction (with the exception of the SDLT return which we will submit on your behalf following your approval). You will be responsible for all penalties and fines that may be payable in respect of late or inaccurate returns to HMRC.
- We will not inspect the property nor will we provide any advice regarding the structural nature of the property.