

Terms and Conditions for Hamptons International Free Conveyancing Offer

- 1) The Free Conveyancing Offer (“the Promotion”) is offered by Countrywide Estate Agents trading as Hamptons International (“the Promoter”) whose registered address is Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex CM2 0PP.
- 2) The Promotion will be available for a limited time only from 9.00 hrs Monday 14th October 2019 (“Start Time”) and shall automatically terminate no later than at 23:59 hrs on 31 December 2019 (“Closing Time”).
- 3) The Promotion is open to eligible customers only. An eligible customer is one who is 18 years or over and whose property is not currently listed as for sale with the Promoters, including employees of the Promoters and their associates but excluding any other persons who are connected in any way to this Promotion (“Customer”). Proof of age and identity may be required.
- 4) Customers can participate in the Promotion by entering into a sale sole agency agreement with the Promoters at our standard commission rate for a residential property to be listed on the open market for sale at any of the Promoter’s branches, all between the Start Time and Closing Time (“Agreement”).
- 5) The Customer will receive free conveyancing fees plus VAT only, up to a maximum of £3,200. Conveyancing fees are based on the value of the property for sale. The Promoter shall only pay the conveyancing fees plus VAT based on the value of the property as per the table below:

Banding	Legal Fee	VAT	Total
£0 –£250,000	£1,100	£220	£1,320
£250,001 - £500,000	£1,200	£240	£1,440
£500,001 - £750,000	£1,300	£260	£1,560
£750,001 - £1,000,000	£1,500	£300	£1,800
£1,000,001 - £1,250,000	£2,100	£420	£2,520
£1,250,001 - £1,500,000	£2,350	£470	£2,820
£1,500,001 - £2,000,000	£2,600	£520	£3,120
Over £2,000,000	By negotiation		

- 6) The conveyancing will be carried out by Country & Capital Property Law only. Country and Capital Property Law is a trading name of Countrywide Property Lawyers Ltd, based at 2 Gregories Road, Beaconsfield, HP9 1HQ. Country & Capital Property Law will deduct the relevant conveyancing fee plus VAT from the Promoters commission invoice at the end of the transaction.
- 7) The Customer shall be liable to pay any conveyancing fees plus VAT which exceed the maximum value of £3,200. The Customer shall pay the excess conveyancing fees plus VAT to Country & Capital Property Law directly upon completion of the sale of the property.
- 8) The Customer shall also be liable to pay any professional fees aside from the conveyancing fee including but not limited to items such as Leasehold Fee, Mortgage Fee, Anti-Money Laundering Fee etc.
- 9) If the property is withdrawn from sale by the Customer the Customer will be liable to pay all and any third party fees. The Customer shall not be entitled to participate in the Promotion if the property is re-marketed.
- 10) If the property is suspended from sale due to the prospective buyer, the Customer will be liable to pay all and any third party fees. The Customer shall still be eligible to

participate in the Promotion for subsequent prospective buyers. However, as per Country & Capital Property Law terms and conditions, if on the third prospective buyer withdraws then the Customer shall be liable for abortive fees for the third aborted transaction and any further transactions.

- 11) The Promotion is not valid if the property is marketed for sale with a different agency aside from the Promoter.
- 12) The Seller is still liable to pay the separate agency fee to the Promoter as per the separate agency agreement ('Agreement') between the Customer and the Promoter.
- 13) If the property is withdrawn or suspended from sale within the sole agency period specified in the Agreement, the Customer must pay a final marketing fee as specified in the Agreement.
- 14) For any clarification about the Promotion, please contact Suky Pether (pethers@hamptons-int.com)
- 15) The sale of the property is subject to contract and the Agreement.
- 16) The Offer is not transferable and not exchangeable for cash (whether in part or whole) or any other offer. The cash value of the Offer is 0.00001p.
- 17) The Offer is not applicable to any other fees, including but not limited to commission fees, the cost of the Energy Performance Certificate (EPC), the cost of enhanced marketing, bespoke brochure fees, photography fees and fees for any other services offered by other Countrywide Group companies, which will all remain payable in full and in accordance with their respective signed terms/agreements.
- 18) In the event of unforeseen circumstances, the Promoters reserve the right to amend or withdraw the Promotion at any time without notice.
- 19) By taking part in this Promotion you accept these Terms and Conditions. The Promoters reserve the right to refuse to award the Offer to anyone in breach of these Terms and Conditions.
- 20) The Promoters will only process your personal information as set out in the Promoter's privacy policy: <https://www.countrywide.co.uk/notices/PrivacyNotice.pdf>
- 21) The Promoters reserve the right to refuse any instruction and its decision on the Promotion shall be final and binding and no correspondence will be entered into.
- 22) The Offer cannot be used in conjunction with any other offer.
- 23) These Terms and Conditions shall be governed by English law and the English courts shall have exclusive jurisdiction.