



## TELEPHONE/PROXY BIDDING FORM

### DEFINED TERMS

#### BUYERS PREMIUM

The Fee payable by the buyer to the auctioneer. The buyer's premium is non-refundable.

#### UNCONDITIONAL SALE

The contract by which the Seller agrees to sell and the buyer agrees to buy the lot.

#### THE DEPOSIT

5% of the sale price subject to a minimum of £5,000.00 which is to be paid to the Auctioneer and held by the Auctioneer as a stakeholder.

#### MEMORANDUM OF SALE

The short form of agreement signed by the Buyer and Seller where a sale is agreed other than at the auction. The memorandum of sale maybe signed by the Auctioneer on behalf of both the Seller and the Buyer.

#### UNCONDITIONAL SALE

The buyer is legally obliged to purchase the property with full legal completion taking place within 28 days of the Auction.

#### **THIS IS A LEGAL DOCUMENT. YOU ARE STRONGLY ADVISED TO SEEK INDEPENDET LEGAL ADVICE BEFORE SIGNING.**

The auctioneer expects that you know the risks associated with the property transactions and that you have the requisite knowledge and understanding of the property market.

<u>THE BUYER</u>	<u>THE LOT</u>
Name: _____	
Address: _____ _____	Address: _____ _____
Postcode: _____	Postcode: _____
Mobile: _____	Auction Date: _____
E-mail: _____	
I understand that that this lot is offered on a conditional/unconditional sale and that the Buyer's Premium and Deposit are payable in advance of the Auction.	

**BID BY TELEPHONE**

I hereby authorise Connect UK Auctions to bid on my behalf in the Auction in respect of the Lot in accordance with instructions given by telephone. I request that Town and Country Property Auctions contact me by telephone prior to the commencement of the Auction of the lot in order to obtain my instructions.

Telephone Number: \_\_\_\_\_

In the even that Connect UK Auctions cannot contact you by telephone on the day of the Auction and you would like them to bid on your behalf please complete the Bid by Proxy section below.

**BID BY PROXY**

I hereby authorise Connect UK Auctions to bid on my behalf for the Lot at the Auction up to the maximum bid stated below.

Maximum bid: \_\_\_\_\_

I understand that if my bid is successful, Connect UK Auctions will sign the memorandum of Sale on my behalf and that I will immediately have to pay the Deposit and the Buyer’s Premium. Thereafter, I understand that in and unconditional auction I will have to complete the purchase within 28 days (Special conditions may apply).

I confirm that I have carried out my due diligence prior to signing this form and the Auctioneer will not be held responsible for any breach or the Seller not disclosing any information regarding the lot. I am fully satisfied that the Auctioneer has worked in good faith and I will not bring any legal proceedings / complaint against them in the event of any breach / conveyancing issues between me and the Seller whatsoever.

I understand that it is solely my liability to check legal pack, planning permission or any other investigations related to the Lot prior to bidding and I will not hold the Auctioneer responsible for any failure inclusive of all liabilities whatsoever.

I confirm that I have read and understood the Legal Pack and agree to any special conditions within the Legal Pack. Certified copies of my passport and utility bills are attached.

**PAYMENT DETAILS**

Payment in respect of the deposit (5% of maximum bid subject to the minimum) and the Buyer’s Premium may be paid in advance of the auction. Please contact our Head Office on 01293 528 575 for Client Account bank details.

Please sign below to indicate your acceptance of these terms and conditions and that you have authority to sign on behalf of all buyers.

Signed by the Buyer: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**NB. All telephone conversations are recorded for training and monitoring purposes.**