



## 1 Check which method the property you are interested in is being sold under

### Modern Method

The successful buyer is required to pay a Reservation Fee /Deposit and sign a Reservation Form. The buyer reserves the right to unconditionally exchange contracts on the property at an agreed price within 28 days and complete 28 days thereafter.

### Traditional Method

Contracts are exchanged immediately, with completion taking place within the next 28 days. Complete security is provided but this method is more suited to the property professional. We will require a 10% deposit paid on a non refundable basis and in some cases a reservation fee as well.

## 2 Check if the property is subject to a Reservation Fee or Deposit

### Reservation Fees

If a Reservation Fee is due, this will be clearly shown on the specific Terms & Conditions on the individual property page. You should check if a Reservation Fee is due before bidding on any property. Sales are subject to a Reservation Fee which covers our costs, (unlike traditional property transactions where the seller pays the fee). This is a percentage of the final selling price, and is in addition to it. This reserves the property for the buyer and must be paid at the end of the auction by the successful bidder. If the sale falls through due to an act of the vendor, the Reservation Fee will be refunded in full.

### Deposits

If a deposit is due, this will be clearly shown on the specific Terms & Conditions on the individual property page. This is paid at the end of the auction and is held in a secure client account until exchange of contracts takes place. The amounts can vary on properties, so please check the Terms & Conditions carefully.

### Buyer Information Pack Fees

Buyers will be required to pay for the preparation of the Buyer Information Pack. The cost is £166.67 + VAT (£33.33) = £200

## Benefits of Buying at Auction

### Quick & Easy Bidding Process

Buying a property through our auction couldn't be easier. You can bid from your desk, from the comfort of your home, 24 hours a day, 365 days a year.

### A Wide Range of Properties

Auction provides buyers with the opportunity to purchase realistically priced properties quickly and easily. All of the properties advertised through our property auction are offered by committed sellers at realistic prices. Many properties are vacant with no onward chain.

### A Secure Transaction

The auction method also gives transparency for both buyer and seller as the sale is in the public domain so the fear of gazumping or re-negotiation is completely removed.

### Buy with a Mortgage

Depending on which auction option has been selected, you will have between 28 – 56 days to complete on the property. If you are purchasing through the Modern Method of Auction there is usually enough time to purchase with residential auction finance.



## Frequently Asked Questions

### Why would someone pay a Reservation Fee to purchase a property?

When looking to buy a property, most people will look at the total purchase price, and all of the lots available through auction are priced realistically to sell.

### How quickly do I have to buy the property?

Depending on which auction option that has been selected, you will have between 28 – 56 days to complete on the property. If you are purchasing through the Modern Method of Auction there is enough time to purchase with residential auction finance.

### How do I place bids?

Bids can be placed through the website 24 hours a day, 365 days a year, or if you would prefer to speak to someone you can make a bid over the telephone to a member of The Auction Department.

### Can I place bids outside of the auction process?

If you would like to place a bid on a property before the auction has finished it will be dealt with on an individual basis. By law we must put all offers to our clients. It is then up to the seller if they want to consider an early bid. In this scenario a non refundable Reservation Fee/ Deposit is still payable and the relevant Terms & Conditions of the auction still apply.

### What happens if the reserve price is not met?

If the reserve price is not met during the auction, we will communicate with the seller and any interested parties to see if a sale can still be achieved. If you are interested in an unsold lot please contact a member of The Auction Department.

### What is a Buyer Information Pack?

A Buyer Information Pack is a bundle of legal documents prepared before the property is sold via auction. This gives the buyer a chance to view the legal aspects of the property before purchasing. The pack includes: Property Information forms, Fixture & Fittings forms, Official Register copies, Title Plan, Local Search and Water & Drainage Search, Leasehold Documents if applicable and auction Terms & Conditions.

### Will paying a reservation fee increase my Stamp Duty liability?

Current HMRC policy is that the chargeable consideration (monies or monies worth) for a land transaction is what has been given (either directly or indirectly) in order to acquire the subject - matter of the transaction, by the purchaser or a person connected with him. This includes fees which have to be paid in order to acquire the property. This means that whatever the buyer pays, it will form part of the purchase price for the property and it will be included in his liability for stamp duty.

### Can reservation fees be included in my mortgage application?

You should seek advice from your proposed mortgage provider but it is unlikely that it will be considered as part of the value of the property for the mortgage calculation.

### Do the fees go to the auction house or the seller?

The money goes to the auction house.

### If I do not agree to pay the fee can I still make an offer?

Yes and we are under an obligation to pass on all offers, unless the seller has instructed the agent in writing that offers of a particular type are not to be advised to them. It will be for the agent to arrange payment of the fee with the seller.

