

Terms of Business - Sales

Thank you for instructing Golden Eagle International Ltd to sell your property.
Below are our Terms of Business which you should read carefully before signing.



**GOLDEN EAGLE
INTERNATIONAL LTD.**
PROPERTY CONSULTANTS

Tel: +44 (0)20 7495 4422
Fax: +44 (0)20 7495 1365
10 Portman Street, London W1H 6DZ

Name of Agent	Golden Eagle International Ltd
Company Registration Number	2601888
Registered Address of Agent	69-71, High Street, Chatham, Kent ME4 4EE

Client(s) Full Names (all Owners)	
Client's Home/Mailing Address	
If owned by a Company, registered Address	

Full Address of Property for sale	
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Please confirm the service level you require. (See Section 4 for definitions)

- Sole Agency with Sole Selling rights:**
This has a minimum term of 12 weeks. Commission is chargeable @ 2.5% of the agreed sale price.
- Joint Sole Agency:**
This has a minimum term of 12 weeks. Commission is chargeable @ 2.75% of the agreed sale price.
- Multi Agency:**
This has a minimum term of 12 weeks. Commission is chargeable @ 3% of the agreed sale price.
- Discrete Sole Agency with Sole Selling rights:**
This has a minimum term of 12 weeks. Commission is chargeable @ 3.5% of the agreed sale price.
- Provision of an EPC (Energy Performance Certificate) @ £125.00**

1: Definitions and Interpretations

In this Agreement the following Definitions and Interpretations apply:

- Use of the singular includes the plural and use of the masculine includes the feminine and vice versa.
- **'Agent' 'we' 'GEI Ltd' or 'us'** means Golden Eagle International Ltd trading from the registered address as shown above.
- **'Jointly and severally liable'** means that each person will be responsible for complying with the obligations of and paying all charges and costs under this Agreement, both individually and together.
- **'Client/Vendor/Owner'** A person/persons who at any relevant time own, or have a formal interest in the property that gives them the right to possession of the property, or any other party or Legal Entity holding a valid Power of Attorney or Trustee authorised by the owner and holding a valid Power of Attorney, to instruct Golden Eagle International Ltd to provide services within these Terms and Conditions. He/she shall hereinafter be referred to as 'The Client', 'You' or 'Your'
- **'Property'** means the property specified above which is owned by the Client and is to be sold.
- **'Superior Landlord'** means person/company/organisation to whom ownership of the Property reverts at the end of the lease.

GEI Ltd trade as a Limited company registered at Companies House (Reg. No 2601888). We are members of the National Association of Estate Agents and subscribe to the code of conduct of that organisation.

2: Terms of the Agreement

In this Agreement:

The Client hereby appoints GEI Ltd as the Agent for the purpose of actively marketing the Property to potential buyers. No term of this agreement or course of dealings between the Parties shall operate to make the Agent an employee or agent of the Client. In respect of marketing and selling the property, the Agent agrees to undertake the following services for the Client:

- a) To undertake a market appraisal of the property in order to determine an informal valuation and recommended listing price.
- b) To prepare marketing materials for publication at the Agent's premises, on the Agent's website, and via the local press (at the discretion of the Agent).
- c) To field enquiries from potential buyers and arrange and conduct viewings of the Property.

GEI Ltd reserves the right to assign our rights and/or obligations under this Agreement upon giving you three (03) months' written notice.

Contractual Terms:

TERM:

This Agency agreement runs for a minimum period of 12 (twelve) weeks, starting from the date that the Client signs this agreement and shall continue until cancelled in accordance with the terms below.

ENDING THIS AGREEMENT

After the minimum period, the agreement will continue until either you or we bring the Agreement to an end by giving the other at least 14 (fourteen) days written notice. Notice to end the agreement can be given by either party during the minimum period to expire at the end of the minimum period but you agree not to appoint another agent to sell your property until the Agreement is brought to an end. You also agree to allow us access as normal for viewings during the notice period. Following the termination of our Agreement, if at any time during a period of 6 (six) months from the date our agency period ended, unconditional contracts for the sale of the property are exchanged with a buyer that we introduced, had negotiations about the property during that period or that was introduced during our agency period, our fee will remain payable as above.

TERMINATING THIS AGREEMENT

Either party has the right to terminate this Agreement in writing

- (i) if we break any important term or condition of this Agreement where 30 days written notice of the breach has been given, the breach hasn't been remedied & monetary compensation is wholly inadequate
- (ii) if you are in major breach of any of the terms contained in this Agreement or if you do or do not do something which makes it impossible, impracticable or illegal for us to continue to perform our obligations under this Agreement;
- (iii) either party carries out, or suggests that the other should carry out, any form of unlawful discrimination;
- (iv) GEI Ltd reserves the right to terminate this Agreement forthwith if at any time you (which term for the purposes of this clause shall include your servants, agents and/or authorised advisors) by way of action or inaction, place GEI Ltd in breach of any of its obligations under any Acts, Statutory Instruments or Codes of Practice to which we are subject in relation to the performance of this Agreement.

MARKETING

GEI Ltd will advertise the Property at no additional cost to the Client, via the Internet and other media as we deem appropriate. Details of the property may be distributed to potential buyers via electronic mail.

GEI Ltd may arrange for floor-plans and external & internal photographs and/or video of the Property to be taken and distributed and advertised as necessary including displays at our office premises.

Upon termination of this agreement all outstanding payments in respect of services and expenses provided and incurred by the Agent shall become immediately due for payment.

SUB AGENTS

At their discretion, GEI Ltd reserves the right to instruct sub-agents to market the property for sale subject to obtaining your prior express consent. This will not affect the status of the Agency Agreement with us in any way nor will it attract any extra fees. We will remain liable for any and all activities of that sub-agent along with any fee due to them and all negotiations would be conducted through us.

VIEWINGS

We will show potential buyers around the Property and a member of GEI Ltd staff will accompany all viewings (unless otherwise agreed), or authorise access to the Property for a sub-agent, where previously agreed. Where necessary we can confirm access with any current resident/tenant of the Property subject to you providing us with the appropriate contact details and informing the resident/tenant of your intention to sell.

AVAILABILITY OF THE PROPERTY

If the property becomes unavailable at any time for whatever reason (including if you accept an offer on the property subject to contract), you agree to inform us immediately and to provide us with your written instructions as to whether the property is to be withdrawn from the market or not.

Should you agree a sale to a buyer privately or via another Agent, you agree to disclose the identity of the buyer to us prior to exchange of contracts.

TENANTED PROPERTY

If you are instructing us to sell a property that is tenanted, you will remain responsible for ensuring that all tenants (and any associated Agent) of the property are made fully aware in advance of your intention to sell the property. You must also ensure that any required notice to terminate the tenancy is served upon the tenants and for confirming to us the date that the property is to be made available with vacant possession.

LETTING THE PROPERTY TO A BUYER

Should you enter into a Tenancy Agreement at any time with any party who is introduced either directly or indirectly by GEI Ltd, a commission will become payable to GEI Ltd at the commencement of the tenancy equal to the sum of 10% of the total rent payable under the Tenancy Agreement. The charging of this commission will not commit Golden Eagle International Ltd to any form of Property Management or any other lettings services for the duration of the tenancy nor will Golden Eagle International Ltd be held liable for any responsibilities to either party for any aspect of the tenancy.

UNOCCUPIED PROPERTY

If you are instructing us to sell a property that is unoccupied, GEI Ltd cannot be held responsible for the security of the property (or any part thereof) in any way, at any time.

FOR SALE BOARDS

Unless you instruct us to the contrary, GEI Ltd will arrange for a For Sale board to be erected on or at the property, subject to local authority restrictions and any covenants relating to the property and at no cost to you. Legally only one board is normally permitted but 2 boards may be placed back to back. If it is agreed that GEI Ltd should erect a board, the Client agrees to notify them immediately if another board is displayed or erected. The board remains the property of GEI Ltd and may not be moved, changed or removed by anyone other than us or our appointed representative.

It is agreed that a GEI Ltd board stating that the property is sold shall be erected and displayed outside the property immediately following exchange of contracts and shall remain erected and displayed until completion.

SALES DETAILS

To give a false or misleading description of a property is a criminal offence under *The Property Misdescriptions Act 1991* for which GEI Ltd could be liable. We will forward a copy of the sales particulars that we generate to you for you to approve, sign and return to us before we issue them to prospective buyers.

PROBATE SALES

If you instruct us to deal with a probate sale, we will ask you to provide proof that you have the right to deal with the deceased's estate.

If the deceased left a will, one or more 'executors' may be named in the will to deal with the person's affairs after their death. The executor applies for a 'grant of probate' from the probate registry. The grant is a legal document which confirms that the executor has the legal authority to deal with the deceased person's assets (property, money and possessions) and we will need to hold a copy of this document on our files.

PROPERTY HELD IN TRUST or OWNED BY A COMPANY

If you instruct us to deal with a property held in trust or owned by a Company, we will ask you to provide proof that you have Power of Attorney and are an Authorised Signatory.

SERVICES TO PROSPECTIVE BUYERS

GEI Ltd reserves the right to offer property related services such as conveyancing, surveying, lettings, insurances and mortgages and other financing services to prospective buyers and to assist prospective buyers in their own sales. GEI Ltd may receive a Commission from other services provided to the buyer, either from the buyer or as the result of referrals to other organisations providing property related services (finances/furnishings etc).

INTEREST ON CLIENTS' MONIES AND COMMISSION

Any interest accrued on monies that we hold on your behalf will be retained by ourselves to cover bank and administration charges etc. Any commission or other income earned by us while acting on your behalf will be retained to cover costs. We reserve the right to offer services related to the letting of your property to prospective clients.

INDEMNITY

The Client shall indemnify GEI Ltd against any loss or damage which results from the Client's breach of this agreement or failure to abide by any of its terms.

FORCE MAJEURE

Neither Party shall be liable for any delay or failure in performing its obligations or duties under this agreement which results from circumstances outside his reasonable control including but not limited to acts of God, industrial action, war, fire, threat of terrorism, civil disturbance or rioting, government or regulatory action, breakdown in plant or machinery or shortage of raw materials or supplies.

WARRANTY OF CONTRACTUAL CAPACITY

Both Parties and the signatories to this agreement warrant that they are authorised and permitted to enter into this agreement and have obtained all necessary permissions and approvals

3. Fees & Payment Timescales:

Unless otherwise agreed, our fees are calculated according to an agreed percentage of the price that unconditional Contracts for the Property are exchanged at. Our fees shall become due upon exchange of unconditional contracts and shall be payable upon completion of the sale and the Client shall instruct their solicitors to pay GEI Ltd on the day of completion of the sale. If no completion date is set, payment must be paid no later than 1 (one) month after the date that exchange took place, unless otherwise agreed by a Director of GEI Ltd. Fees are inclusive of all costs and expenses, including advertising, unless otherwise agreed in writing but excludes the cost of an Energy Performance Certificate (EPC) that you may be required to obtain by law. You are solely responsible for obtaining & paying for the EPC.

INDIRECT INTRODUCTION OF A BUYER

Our fees will become due upon the introduction of a buyer who exchanges contracts. An introduction by GEI Ltd may be indirect: for example, where the party who actually exchanges contracts for the purchase of the property is an associate, relative or representative of the person GEI Ltd has introduced.

An introduction by GEI Ltd will also be deemed to have occurred where a purchaser is found as the result of any marketing activity generated by GEI Ltd including publication of details of the property on the GEI Ltd website or any other sites where GEI Ltd properties are listed.

WITHDRAWAL OF THE PROPERTY WITH A SALE IN PROGRESS

In the event that the Client withdraws the property from the market after a prospective purchaser has been introduced and has draft contracts submitted to the purchaser's solicitors, a fee will be due to GEI Ltd to be paid within 14 (fourteen) days of the withdrawal of the property from the market. This fee, in mitigation of marketing costs, will be 50% of the commission otherwise due if the transaction had completed on the original terms agreed. Should the property be subsequently reoffered and sold to the same buyer through GEI Ltd, this charge will be credited against the full sale fee then due.

NON COMPLETION

A fee will be payable to us in the event that an exchanged sale does not proceed to completion, regardless of which party is guilty of a breach of contract in failing to complete the sale. This fee will be equivalent to the Commission otherwise due if the transaction had completed on the terms agreed.

LATE PAYMENTS

Should payment of our fees not be received within 7 days of the completion of the sale, interest on the sum due and owing to us from the date of completion to the date of payment in full shall accrue at the rate of 6% (six per cent) above the prevailing Base Rate of Barclays Bank from time to time announced. Interest shall accrue on a daily basis and the Client shall be liable to us for all losses, damages, costs, legal costs (on an indemnity basis) professional and other expenses of any nature whatsoever incurred or suffered by us in connection with the recovery of our remuneration.

DUAL FEE LIABILITIES

You may be liable for paying a dual fee if:

- (i) you have previously instructed another agent to sell the same property on a Sole Agency, Joint Sole Agency or a Sole Selling Rights basis; or
- (ii) you instruct another agent during or after the period of agency with us; or
- (iii) our potential buyer has dealings with another agent regarding the property during an agency agreement with us or within 6 (six) months of the termination of an agency agreement with us

4. Agency types

Sole Agency with Sole Selling rights

Where a Sole Agency is agreed, GEI Ltd will be your Sole Agent (excluding all other selling agents) from the Effective date of this Agreement (as set out at the back of this Agreement) for a minimum period of 12 (twelve) weeks and then until such time as it is sold or you or we terminate the Agreement. Should you appoint another agent during the period of our Sole Agency (with or without our knowledge), this will change the agreement to a Joint Sole agency and you will be liable to pay a fee in line with our Joint Sole Agency terms.

You will be liable to pay remuneration to us in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of the property are exchanged:

- (i) with a purchaser introduced by us during the period of our sole agency (including any notice period) or with whom we had negotiations about the property during that period or;
- (ii) with a purchaser introduced by another agent or by any other person, including yourself, during that period.

Joint Sole Agency

Where a Joint Sole Agency is agreed, there will be at least two agents acting on a sole agency basis for a minimum period of 12 (twelve) weeks from the Effective date of this Agreement (as set out at the back of this Agreement) and then until such time as it is sold or you or we terminate the Agreement. In this instance, you will be liable to pay a fee which will be divided as agreed, no matter who sells the property. You should consider the other agent's agreements also.

You will be liable to pay remuneration to us and/or the joint sole agent in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of your property are exchanged:

- (i) with a purchaser introduced by us or the joint sole agent during the period of our joint sole agency or with whom we had negotiations about the property during that period; or
- (ii) with a purchaser introduced by another agent (excluding the joint sole agent) or by any other person, including yourself during that period.

Multiple Agency

Where a Multiple Agency is agreed, GEI Ltd will be instructed to market your property along with one or more other agents acting independently for a minimum period of 12 (twelve) weeks from the Effective date of this Agreement and then until such time as it is sold or you or we terminate the Agreement. On this basis, you will be liable to pay a fee which will be payable to the Agent that sells the property. The Commission will become payable at the multiple agency rate as set out below unless otherwise agreed by GEI Ltd in writing, whether or not the other agent(s) are subsequently disinstructed. You should consider the other agent's agreements also.

You will be liable to pay remuneration to us in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of your property are exchanged:

- (i) with a purchaser introduced by us during the period of our multiple agency (including any notice period);
or
- (ii) with whom we had negotiations about the property during that period

Discrete Sole Agency with Sole Selling rights

Where a Discrete Sole Agency is agreed, GEI Ltd will be instructed to market the property only to selected applicants registered on our database and to potential purchasers who we feel would be suitable for the property without exposing the property to the open market.

You will be liable to pay remuneration to us in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of the property are exchanged:

- (i) with a purchaser introduced by us during the period of our sole agency (including any notice period) or with whom we had negotiations about the property during that period or;
- (ii) with a purchaser introduced by another agent or by any other person, including yourself, during that period.

5. Legislation affecting this Agreement:

HOME INFORMATION PACKS (HIPs)

As of 20 May 2010, Home Information Packs are no longer required.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Revised regulations came into force on 6 April 2012 and will apply to both residential and commercial buildings available for sale or rent that are put on the market on or after that date. The requirement is for an EPC to be commissioned before the building is marketed and secured within seven days of a property being marketed for sale or rental by an agent, with a further 21 days if the EPC is proving hard to secure. The first page of the EPC must now be attached to the written particulars and can be reproduced in colour or black & white.

Legislation makes it ultimately the responsibility of the seller to ensure that an Energy Performance Certificate is made available to potential buyers/tenants.

The Energy Performance Certificate should be made available as early as possible and, in particular, when a prospective buyer or tenant requests information in writing or views the property in question. In addition, the seller or landlord must ensure that an Energy Performance Certificate has been given to the person who ultimately becomes the buyer or tenant.

DATA PROTECTION ACT 1998

In order to comply with the Data Protection Act 1998 to prevent any unauthorised access to or use of personal data we have the responsibility to keep your information (and that of any Occupier) confidential and will only use it if fees are not paid and we wish to refer the matter to a debt collector or solicitor; or if we are specifically required do so by law; or to pass it to a government agency by law; when instructing solicitors; or when a contractor's invoice has not been settled by you.

ACTS OF THIRD PARTIES

We will not be responsible for loss or damage that you suffer through the act, default or negligence of any third party which may arise, other than through our negligence, omission or failure. The Contract (Rights of Third Parties) Act 1999 does not apply to this Agreement.

JURISDICTION AND SERVICE OF NOTICES

This Agreement shall be governed by and construed in accordance with the law of England and Wales and the Courts of England and Wales shall have exclusive jurisdiction in respect of any dispute under it.

Any legal proceedings to be served in respect of this Agreement which are to be served outside the jurisdiction shall be deemed to be sufficiently served if they are sent by ordinary first-class or airmail post or its equivalent and it is agreed that all legal proceedings may be served in English without the necessity for translation into any other language.

The provisions for the **service of notices** are that if either party deliver by hand any Notices or documents which are necessary under the Agreement or any Act of Parliament, to the other party by 5pm or to the last known address of the other party; the documents or Notices will be deemed delivered on the next working day which excludes Saturdays Sundays and Bank Holidays; or if any documents or Notices are sent by registered or recorded delivery post then the documents will be deemed delivered upon proof of delivery being obtained; or if the documents or Notices are sent by ordinary first class post addressed to the other party or to the last known address of the other party; the documents or Notices will be deemed delivered two working days later, which excludes Saturdays, Sundays and Bank Holidays.

The address for service for the Landlord will be the contact address specified above and the address for service for us will be 69-71, High Street, Chatham, Kent ME4 4EE.

PERSONAL INTEREST

Section 21 of *The Estate Agents Act 1979* requires us to disclose any personal relationship or business association between either Client or purchaser and any employee or Director of GEI Ltd. Where we are aware of such a declarable interest, a disclosure will be made accordingly. If you are aware of any such relationship, you should notify us as soon as possible.

MONEY LAUNDERING

The Money Laundering Regulations 2007 require us to “know your client” so we require all registered owners of the Property for sale to provide GEI Ltd with:

- (i) proof of identity (*this will be a copy of your Passport*);
- (ii) proof of your current address (*see list below*);
- (iii) proof of ownership of the property for sale (*see list below*);

You should either send us the original documents for copying and returning to you; or provide us with copies certified by a solicitor as genuine. We cannot accept printouts of online bank statements or utility bills.

Proof of Identity	List for Proof of Residency	List for Proof of Ownership
Passport	Council Tax Bill / Utility Bill (no more than 3 months old)	Memorandum of Sale
	Bank Statement	Mortgage Statement

If the Property is owned by a Company (ltd/plc) or a Trust or Charity, we will require a copy of the Land Registry ‘Title Register’ along with proof of identity and residence of one of the directors of the Company or Trustees of the Trust.

PROPERTY MISDESCRIPTION ACT 1991

The Property Misdescriptions Act 1991 and the Property Misdescriptions (Specified Matters) Order 1992 make it an offence for Estate Agents to make false or misleading statements about specified aspects of land and buildings offered for sale. The Act creates the criminal offence of property misdescription. Accordingly, you hereby agree to notify GEI Ltd immediately if you become aware that any part of the sales particulars produced by GEI Ltd or other information provided to or by GEI Ltd is uncertain or has become inaccurate or misleading. GEI Ltd accepts no liability for any loss or damage which is caused to a potential buyer or other third party as a result of any error in the published description of the Property and the Client agrees to indemnify GEI Ltd totally in respect of any claims for such loss.

We will request you carefully to check for accuracy the draft sales particulars which we submit to you prior to marketing. Please notify us immediately of any changes, errors, additions or omissions.

We will require proof of Lease, Ground Rent and Service Charges (if applicable) before we can include these details in any of our sales literature.

You are responsible for providing us with accurate information about your property

COMPLAINTS PROCEDURE

The Consumer, Estate Agents and Redress Act 2007 requires estate agents to belong to an Office of Fair Trading approved redress scheme for the purposes of all complaints relating to estate agency work carried out in relation to residential property. Should you experience a problem with the service you receive from GEI Ltd, you should write in the first instance to the Directors of the company. Further details of our Complaints Procedures are available on request.

GEI Ltd is registered with The Property Ombudsman (TPO) www.tpos.co.uk



6. Declarations & Signatures

- This contract constitutes the entire agreement between GEI Ltd and the Client and supersedes all prior agreements, understandings, representations or communications between the parties. Each party confirms that it has not relied upon any representation not recorded in this agreement inducing it to enter it into this agreement. No amendment or variation to this contract will have any contractual effect without written approval from a manager or director of the company.
- These Terms and Conditions shall apply to the Agreement for the supply of Services by GEI Ltd to the Client and shall supersede any other documentation or communication between parties.
- Any variation to these Terms and Conditions must be agreed in writing by GEI Ltd.
- Nothing in these Terms and Conditions shall prejudice any condition or warranty, express or implied, or any legal remedy to which GEI Ltd may be entitled in relation to the Services, by virtue of any statute or regulation
- The acceptance by, or on behalf of, the Client of a viewing by any applicant introduced by GEI Ltd, whether directly or through another agent or intermediary, shall be deemed by GEI Ltd to constitute acceptance of these Terms and Conditions.
- The Client hereby warrants and confirms that the Client is entitled to sell the property without the consent of any third party and has authority to enter into and abide by the terms of this agreement. All the owners' names are on this Agreement and the Client is authorised to sign on their behalf.
- Should GEI Ltd secure a purchaser for my/our property I agree to accept the commission charges as outlined in this Agreement.
- I/we have read and fully understand these Terms & Conditions and I accept that I am legally bound by the contents of this document.
- I/we confirm that I/we have the legal right to sell the property.

Agreed Variations & Additions *Please initial to confirm the following agreed items*

Initialled, as agreed by the Vendor _____	Initialled, as agreed by the Agent _____
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Signatures

Client(s)

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Agent: Signed on behalf of Golden Eagle International Ltd

Name: _____ Signature: _____ Date: _____

Position within Company: _____

Cancellation of Contracts made in a Consumer's Home or Place of Work etc. Regulations 2008

If this agreement is signed in your own home or place of work in the presence of a representative of the agency with whom you are making the contract and you are a "consumer" then you have a right to cancel the contract within seven days of signing under the 'Cancellation of Contracts Made in a Consumer's Home or Place of Work Regs 2008'. A "consumer" is defined as "a natural being and the matter to which this contract refers is not their trade or business". This right to cancel means that if you are a consumer, we will not commence marketing the Property until the end of the cancellation period nor incur costs on your behalf during that time.

You have two choices: Either sign the first clause shown below instructing us to commence marketing on your behalf and waiving your rights **OR** retain the bottom part of this Notice in case you wish to cancel within the next seven days.

The name of the trader is: **Golden Eagle International Ltd** Reference number: **Insert address of the property**

Option 1

I/We **DO** wish the performance of this contract to commence before the expiration of the cancellation period under the 'Cancellation of Contracts Made In a Consumer's Home or Place or Work Regs (2008)'. I/We understand that if we wish performance to occur before the end of the cancellation period then I/we will be liable for reasonable fees & costs incurred during the cancellation period in the event that I/we subsequently cancel the contract

Signed: _____ Date: _____

Option 2

I/We **DO NOT** wish the performance of this contract to commence before the expiration of the cancellation period under the 'Cancellation of Contracts Made In a Consumer's Home or Place or Work Regs (2008)'.

If you do not want performance of the contract prior to the finish of the cancellation period you have a right to cancel this contract by delivering or sending (including by electronic mail) a notification of cancellation to the person named below within 7 days of receiving this notice.

Signed: _____ Date: _____

Your cancellation notice should be sent to:

Name: **Golden Eagle International Ltd, 10 Portman Street, London W1H 6DZ**

Email: info@golden-eagle.co.uk

The notice of cancellation is deemed to have been served as soon as it is posted or emailed. You may use the cancellation form below if you so wish. By signing this agreement you accept that we are entitled to recoup any costs incurred during the seven days from the service of this notice upon you if you do cancel the contract.

Cancellation Notice

Complete, detach and return this form **ONLY IF YOU WISH TO CANCEL THE CONTRACT.**

If you wish to cancel the contract you **MUST DO SO IN WRITING** and deliver personally or send (which may be by electronic mail) this to the person named below. You may use this form if you wish but you do not have to.

To: **Golden Eagle International Ltd, 10 Portman Street, London W1H 6DZ**

Email: info@golden-eagle.co.uk

I/We *(delete as appropriate)* give hereby notice that I/we *(delete as appropriate)* wish to cancel my/our *(delete as appropriate)* contract for the sale of

Property Address _____

Signed: _____ Date: _____