

**Free HIPs Terms and Conditions**

- 1. The vendor enters into a 12 week sole agency contract with Payton Jewell Caines.
- 2. The vendor enters into a contract to retain a solicitor of our choice to undertake the conveyancing work for the sale of the property.
- 3. A payment of £150 plus VAT is made upfront direct to the chosen solicitor at the time of instructing Payton Jewell Caines as a deposit towards the conveyancing fees. This is non refundable in the eventuality that the property is withdrawn from the market or no sale is achieved.
- 4. At the end of the 12 week contract should the vendor wish to change estate agents then the full cost of the HIP will be payable.
- 5. Should the vendor instruct a different solicitor for the conveyancing then the full fee of the HIP will be payable.
- 6. The offer is available subject to marketing the property at an agreed recommended price.
- 7. If the property is withdrawn from the market within the 12 week contract the full fee of the HIP will be payable.
- 8. The full cost of the HIP pack is £295 plus VAT.
- 9. The HIP pack will be held by the chosen solicitor.
- 10. VAT is applicable at 17.5%.
- 11. This offer can be withdrawn at any time.

SIGNED BY VENDOR:.....

DATED:.....