Pacey Wingent Dickson
197 Lower Road
Great Bookham
Leatherhead
KT23 4DG

Telephone: 01372 456 804
Website: www.pwdproperty.co.uk
Email: info@pwdproperty.co.uk

Vendor's Terms and Conditions – Modern Method of Sale (MMOS)

These terms govern the agreement between the Vendor and Pacey Wingent Dickson Property Partnership Ltd ("PWD") regarding the Modern Method of Sale (MMOS) for the property at (Property address)

1. Introduction:
The Vendor authorises PWD to market and sell the property through the Modern Method of Sale.

2. Vendor Obligations:
The Vendor agrees to provide accurate and complete property details and a comprehensive legal pack at least 14 days before marketing begins.

3. Sale Method:
The property will be offered for sale by the Modern Method of Sale without reserve, starting at **(property price).** The Vendor acknowledges this method and agrees to proceed accordingly.

4. Exclusivity Period:
Upon acceptance of the reservation fee from the Buyer, the Vendor agrees to cease marketing the property to any other party during the reservation period (56 days maximum unless mutually extended).

5. Vendor Withdrawal or Default:
If the Vendor withdraws from the sale without valid reason after a reservation agreement is signed, the Vendor may be responsible for reimbursing the Buyer's incurred legal and administrative costs.

6. Completion of Sale:
The Vendor agrees to exchange contracts within 28 days from the reservation date, with completion within a further 28 days unless otherwise agreed.

7. Fees Payable:
The Vendor agrees to pay a commission of **1% + VAT (1.2% including VAT)** of the agreed sale price to PWD upon successful completion of the sale.

8. Liability and Indemnification:
The Vendor indemnifies PWD from any claims arising from inaccuracies or incomplete disclosures provided by the Vendor. The Vendor must ensure all details provided are accurate, complete and not misleading, and comply with the Digital Markets, Competition and Consumers Act 2024 (DMCCA 2024), which replaced the Consumer Protection from Unfair Trading Regulations 2008 from 6 April 2025. This includes disclosing any material information about the property that a buyer would need to make an informed decision.

9. AML Compliance:
The Vendor agrees to comply fully with UK Anti-Money Laundering regulations, providing necessary identification and documentation promptly upon request.

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10. Data Protection:
PWD will manage and store the Vendor's personal data securely and in accordance with GDPR. For further details, please consult the Privacy Policy.

11. Governing Law:
These terms are governed by English Law, and any disputes shall be resolved exclusively under English jurisdiction.

12. Amendments:
PWD reserves the right to amend the terms of sale before marketing begins and will clearly notify the Vendor of any changes.

13. Your Right to Cancel:
If this agreement is signed away from our office or at a distance (for example by email), you have the right to cancel it within 14 days without giving any reason, under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013. The cancellation period ends 14 days after the day this agreement is signed.

To cancel, you must tell us of your decision by a clear statement (for example a letter sent by post or an email) to Pacey Wingent Dickson, 197 Lower Road, Great Bookham, Leatherhead, KT23 4DG or info@pwdproperty.co.uk. You may use the cancellation form attached, but you do not have to. To meet the deadline, it is enough to send your notice before the cancellation period ends.

If you ask us in writing to start marketing your property during the cancellation period and you then cancel, you may have to pay a proportionate amount for the services provided up to the time you told us you were cancelling. If the sale completes within the cancellation period, you will lose the right to cancel.

Signed by the Vendor:

Date:

Signed by PWD Representative:

Date:

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Cancellation Form

Modern Method of Sale (MMOS): Vendor Agreement

Complete and return this form only if you wish to cancel the agreement within 14 days of signing it.

To: Pacey Wingent Dickson Property Partnership Ltd, 197 Lower Road, Great Bookham, Leatherhead, Surrey, KT23 4DG

Email: info@pwdproperty.co.uk **Telephone:** 01372 456 804

I/We (*) hereby give notice that I/We (*) cancel my/our (*) contract for the supply of the following service: Modern Method of Sale agency services for the property at:

Property address:

_____

_____

Agreement signed on:

_____

Name of Vendor(s):

_____

Address of Vendor(s):

_____

_____

Signature of Vendor(s) (only if this form is sent on paper):

_____

Date:

_____

(*) Delete as appropriate.