

## **Our terms of use with combined marketing and conveyancing on both sale and purchase**

If you take advantage of our offer of combined marketing rate for selling and also for the conveyancing on sale and purchase the following terms will apply:

- 1) The offer is only available where we are instructed as sole selling agent.
- 2) The offer is limited to free abortive fees on one attempted sale or one attempted purchase or both. Thereafter, we would provide you with a quote for your prior approval based on our advertised rates as seen on our website for acting for you on subsequent sales or purchases, on the basis that abortive work would be charged as a proportion of the original quote based on the amount of work carried out by us.
- 3) Solicitors are not allowed to offer free conveyancing so the agreed commission rate will include an element of 0.25% representing the conveyancing fees on a sale and 0.15% representing the conveyancing fees on a purchase.
- 4) This offer of the conveyancing on a purchase will only apply if a sale commences through us and we are also instructed on the conveyancing on the sale. Should the sale begin but not complete, but your purchase proceed all the way to completion then the fee on the purchase would be equivalent to 0.15% of the quoted commission based on the sale price that had been agreed on your sale before the conveyancing on your sale became aborted.
- 5) This offer does not extend to unregistered titles, or new builds or auctions sales, shared ownership, relocations or mixed use properties or unconventionally built homes, for which we would be happy to quote separately.
- 6) This offer assumes that the conveyancing will not reveal any serious title problems which might require an unusual degree of additional skill and time to resolve of which you would be notified in advance with a separate quote for your prior approval. Such things are rare with registered property in well established residential areas.
- 7) The offer is subject to our solicitor's discretion at all times in terms of them being satisfied that we are free and able to act and that there is no likelihood of a conflict of interest arising or of it arising during the course of a matter.
- 8) This offer does not include non legal items such as Local Search fee, Land Registry fees and stamp duty for which we will provide you with a full list once you had agreed on a purchase, as these vary depending on the price and the location.

Manchesters Solicitors