

AUTHORISATION FOR BIDDING BY PROXY OR BY TELEPHONE (BY PRIOR ARRANGEMENT ONLY)

Please select method of bidding: Proxy Telephone

I/We hereby instruct and authorise Parsons Son & Basley to bid on my/our behalf in accordance with the terms and conditions and I understand that if my bid be successful the offer will be binding upon this company/me.

Parsons Son & Basley will act as my agent to bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the Auction. I/We authorise you to record such bidding and instructions in order to avoid any doubts or disputes. I confirm that I have carefully read and understand the Special Conditions of Sale for the property concerned.

Date of Auction _____ Lot Number _____ Telephone Home/Business _____

Address of Lot _____ Mobile _____

_____ E-mail Address _____

_____ Solicitors _____

Maximum Bid Price (Proxy Bids Only) £ _____

(and in words) _____ Pounds Postcode _____

I attach my deposit cheque for 10% of my proxy bid or in the case of a telephone bid, 10% the maximum guide price, subject to a minimum fee of £2,000 plus the documentation fee (please refer to the fee structure below within the Terms of Conditions for the documentation fee payable). I also enclose copies of documents confirming my identity giving evidence of my address.

Deposit Cheque £ _____
(enclosed within)

PROSPECTIVE PURCHASER'S DETAILS

Full Name(s)/Company _____

Address _____

Postcode _____

For the attention of _____

Telephone _____

Signature of Prospective Purchaser or person signing on Purchaser's behalf:-

Name in block capitals _____

Full Name and Address of Signatory if different from Purchaser's details given above:-

Date of Signing _____

If my bid is successful I FURTHER AUTHORISE the auctioneer to sign the Memorandum of Sale on my behalf and, as such, I recognise that I will then be fully bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the Special Conditions of Sale.

Terms and Conditions for Bidding by Proxy or by Telephone

The Form: This form must be fully completed, signed and dated by the prospective purchaser and delivered to our offices no less than 24 hours prior to the day of the auction together with the appropriate payment.

Proxy Bid: The auctioneer or his staff will compete in bidding up to the maximum of the authorised proxy bid. If successful the purchaser will be informed as soon as is practicable.

Telephone Bid: A member of the Auctioneer's staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The bidder accepts that they are unable to participate in the auction if it is impossible to obtain telephone contact or the line breaks down.

The Deposit: The form must be accompanied by a deposit payment:

a) **For proxy bids** - 10% of your bid or minimum £2,000 plus our documentation fee (please see fee structure below)

b) **For telephone bids** - 10% of the maximum guide price or minimum of £2,000 plus our documentation fee (please see fee structure below)

Sale Price up to £250,000 = £450 + VAT (£540) Sale Price £251,000-£500,000 = £550 + VAT (£660)

Sale Price £501,000-£750,000 = £650 + VAT (£780) Sale Price of £751,000+ = £750 + VAT (£900).

Payment can be made by cheque (business or personal) drawn on a UK bank only (made payable to Parsons Son & Basley), bank/building society draft or by bank transfer. With proxy bids, if the property is purchased at a figure less than the amount of the bid, the payment will be used in full as a deposit. If, with a telephone bid, the purchase price is higher than the guide price, then a balancing amount will be required from the purchaser to make up the deposit to the required figure. If the purchase price is less than the guide price, then the payment will be used in full as a deposit. In the event the bidder is unsuccessful the full amount of the deposit will be returned/refunded.

Proof of Identity: To adhere to the requirements of the 3rd EU Money Laundering Directive (MLD3) we are required as property auctioneers to verify your identity. We therefore require copies certified by a solicitor or a member of our auctions department of one from each of the following lists:

Identity Documents: Current passport, Current UK Photocard Driving License, Current full UK driving license (old version), Residential permit issued from the home office to EU nationals, Self-Employed in the construction industry form C155, C156 or SC60, Inland Revenue Tax Notification, Firearms certificate **AND ONE** of the following

Evidence of Address: Utility bill issued in the last 3 months, Council Tax Bill (current year), Bank/Building Society statement with current address, most recent mortgage statement (original), confirmation from electoral roll for current address. We may use electronic identification service providers to verify the documents. We are also required to keep records of such identification.

The Contract: At auction, a contract is created at the fall of the Auctioneer's hammer. If a bid is successful therefore, the Auctioneer is authorised to sign the Memorandum of Sale.

Disclosure of Bid: The amount of any proxy or telephone bid will not be disclosed to the Vendor or any other party except senior members of the Auctioneer's staff.

Change of Mind: If the bidder wishes to withdraw the bid or wishes to attend the auction to bid himself, then it is the Bidder's responsibility that the Auctioneer is informed personally before the lot in question is offered for sale.

Auctioneer's Liability: The Auctioneer's will do their utmost to conform with the instructions of the Bidder, but will accept no liability whatsoever for any bid not being made on behalf of the Bidder, whether through lack of clarity of instruction or any other reason.