

## POINTS TO NOTE FOR AUCTION SALE (SELLERS)

- Seller to give details of property (address, area, tenure, maintenance charges, tenancy agreement, valuation report etc.).
- Seller to confirm and sign the Auction Appointment Form and Reserve Price and send back to ET & Co (“the Auctioneer”) together with the cheque for the upfront auction expenses cum admin fee and a photocopy of the identity card to show proof of ownership.
- Seller to appoint their own lawyer to prepare the Particulars and Conditions of Sale (COS) and send the engrossed copy to the “Auctioneer” at least 5 days before the auction date.
- Seller to allow/arrange for ET & Co (“the Auctioneer”) to inspect and take photos of the property and to conduct site viewings for prospective buyers as and when necessary.
- Seller to review the Reserve Price upon receiving feedback from our advertisements enquiries.
- Seller to refer all enquiries or offers from potential purchasers/other agents to ET & Co (the “Auctioneer”).
- Seller undertakes to pay ET & Co (the “Auctioneer”) the agreed commission if the property is sold within our sole agency period either by us/any other agent/person/owners even if instruction was given to withdraw the property from auction sale.
- Seller undertakes to pay the agreed Auction Fee inclusive of GST for the property.

### IMPORTANT NOTICE

Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.