



Grange London – Sales Fees & Charges

Grange London Ltd is committed to clear and transparent pricing in accordance with the **Consumer Protection from Unfair Trading Regulations 2008**.

Our Sales Fees

Sole Agency

- **2% of the final agreed sale price**
- **Plus VAT at the prevailing rate**
(Currently 2.4% inclusive of VAT)

Multiple Agency

- **3% of the final agreed sale price**
- **Plus VAT at the prevailing rate**
(Currently 3.6% inclusive of VAT)

How and when fees become payable

- Fees become **due on exchange of unconditional contracts**
- Fees are **payable on completion**
- If completion is delayed or does not take place, fees may become payable in accordance with our Terms of Business

What the sale price includes

Commission is calculated on the **full sale price**, including:

- Fixtures and fittings
- Furniture
- Any additional allowances agreed as part of the sale

Withdrawal and abortive sales

- If a seller withdraws after accepting an offer from a ready, willing and able buyer, **up to half of the agreed fee may be payable**
- If a buyer exchanges contracts but fails to complete, **half of the agreed fee may be charged**
- Marketing expenses incurred may be payable if instructions are withdrawn, subject to the limits set out in our Terms of Business

Multiple fees

In certain circumstances, more than one fee may be payable, for example where:

- Another agent is instructed during or after a sole agency period
- A buyer introduced during our agency period proceeds after termination
(Full details are set out in our **Terms of Business**)

Expenses

Any additional marketing or agreed expenses will be confirmed in writing and are payable separately, as outlined in the Schedule of Expenses where applicable.

This document is a summary only.

Full details are contained in our **Terms of Business**, which are provided prior to instruction and available on request.