

Herne Bay Beach Hut Owners Association

Agency Marketing Agreement

Date of Agreement

Name of Parties

Agent Herne Bay Beach Hut Owners Association (HBBHOA)

Name of Vendor(s)

Vendor's address

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Beach Hut Reference

Initial Marketing Price £

HBBHOA, acting as Agent for the vendor will endeavour to find a purchaser for the Hut at the agreed Marketing price or such other value as agreed by the Vendor.

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On a successful sale introduction HBBHOA will receive a Commission of £100.00

Once the sale is agreed HBBHOA will

- a) Bank the agreed Sale proceeds to hold as stakeholder,
- b) Assist with the completion of Canterbury City Council's Change of Ownership forms
- c) Pay Canterbury City Council's Fee as set at the date of the registration of the transfer of ownership
- d) If we are advised that there are any arrears of Site Rent or other outstanding debts then after consultation with the vendors, the arrears will be cleared out of the funds held by us.
- e) After deduction of the agreed £100.00 commission, remit the balance of proceeds to the Vendor.

This agreement includes the following.

- a) HBBHOA will hold the Sales proceeds in a designated Client Bank Account held with HSBC plc
- b) The Fee for change of ownership of a Hut is set by Canterbury City Council as Five times the Standard Annual Hut Rental as charged in the current year, plus VAT charged at standard rate as applicable.
- c) HBBHOA will remit the net Sale proceeds to the Vendor(s) by a Bank Transfer as soon as practical on successful completion of the transfer of the registration
- d) Once the Sale is agreed The vendor will provide to HBBHOA details of the bank account to which the net funds are to be remitted
- e) If the Vendor prefers then HBBHOA will settle the final balance by the provision of a Cheque.

Signed on behalf of HBBHOA

Signed on behalf of the Vendors

Date

Note as a guide for Season 2011-12 the Total Fee including VAT at 20% is equivalent to a charge of £1,294.85.