



## Wallers Estate Agents Fees Schedule (Properties For Sale)

The following fee schedule applies to *sellers* of Residential and Commercial Property:

<b>Sole Agency Fee</b> (including Agent-produced photography and Floor Plan)	<b>1.5% inc. VAT.</b> No Sale No Fee. Clients become liable to pay our fee once unconditional exchange of contracts is reached; fees become due upon completion, or 30 days from point of exchange unless agreed in writing.  <i>Note: If the seller (or seller's representative) has already instructed an agent on any basis, they should check the terms and conditions in order to avoid the potential liability of having to pay more than one fee.</i>
<b>Joint or Multiple Agency Fee</b> (including Agent-produced photography and Floor Plan)	<b>2.5% inc VAT.</b> No Sale No Fee. Clients become liable to pay our fee once unconditional exchange of contracts is reached; fees become due upon completion, or 30 days from point of exchange unless agreed in writing. In the case of Joint Agency, a fee split will be agreed in writing between ourselves (Wallers Estate Agents) and another Agency. In the case of Multiple Agency, Wallers Estate Agents will only invoice for a fee in the case that the buyer that proceeds to exchange of contracts has been introduced to the sale, and the sale enabled by, Wallers Estate Agents.  <i>Note: If the seller (or seller's representative) has already instructed an agent on any basis, they should check the terms and conditions in order to avoid the potential liability of having to pay more than one fee.</i>
<b>Energy Performance Certificate (EPC)</b> (if taken through ourselves)	<b>£114 inc. VAT</b> for Residential Properties (resale); regarding cost for EPC on commercial properties or for New Build EPCs, fee to be advised in writing prior to instruction due to variances depending on size and type.  <i>Note: EPCs are mandatory but there is not an obligation to take one through the Estate Agent. Clients can provide a valid EPC to us independently.</i>
<b>Optional Fees</b> (payable in advance)	
<b>Professional Photography and Floor Plan</b>	<b>£120 inc. VAT</b> for properties up to three Bedrooms, or <b>£150 inc. VAT</b> for properties of four or more Bedrooms
<b>REEVO-360 Virtual Tour</b>	<b>£180 inc. VAT</b> to include Virtual Tour, Professional Photography and Floor Plan (£120 inc. VAT if taken separately, i.e. later addition to marketing)
<b>Matterport Virtual Tour</b>	<b>From £240 inc. VAT</b> – dependent on property size and type. A typical three bedroom family home £300 inc. VAT. Fees may differ significantly for Commercial Properties due to size, type and layout. Please consult.
<b>Miscellaneous</b>	For specific client-led requests – i.e. non-standard advertising: please consult.