

# DISTANCE BIDDING

## Form of Authority For The Auctioneers To Bid



I hereby authorise Town and Country Property Auctions (The 'Auctioneers') to bid on my behalf in the Auction in respect of the Lot in accordance with the terms and conditions shown in this agreement. I acknowledge that if my bid is successful, I will have entered into a binding contract to purchase the lot and authorise the Auctioneers herewith to sign the auction contract on my behalf.

**Please select your method of bidding:**

INTERNET      TELEPHONE      PROXY

IDENTIFICATION: You MUST provide the following documents with this completed form to comply with Anti Money Laundering Regulations. You will not be authorised to bid if this information is not provided.

1.          Photographic identification
2.          Proof of Residency

All remote bidders should enclose 'certified' copies of photographic or UK driving licence. In addition, a utility bill, council tax bill or financial statement issued within the last three months providing evidence of residency at the correspondence address noted in 'THE BUYER' section on the below agreement.

If you are acting on behalf of another party, you are required to provide the information above for both yourself and all named buyers with an accompanying valid letter authorizing you to bid on behalf of the named buyer's behalf.

If you are acting on behalf of a company, you are required to provide the information above along with a copy of Certification of Incorporation in order for the bid to be accepted.

**THE LOT**

The Property Address: .....  
Postcode: .....  
Lot Number: .....  
Auction Date: .....  
Amount of Deposit: .....  
Maximum Bid (For proxy) Figures: ..... (words) .....

**THE BUYER**

**The Buyer:** .....  
The Buyer's Address: .....  
..... Postcode: .....  
Email: .....  
Telephone Number: .....

**The Bidder** (if different to the above): .....  
The Bidder's Address: .....  
..... Postcode: .....  
Email: .....  
Telephone Number: .....

**The Buyer's Solicitors**

Solicitor's Address: .....  
..... Postcode: .....  
Email: .....  
Telephone Number: .....  
Signed by the Buyer: .....  
Print name: .....  
Dated: .....

# TERMS & CONDITIONS FOR REMOTE BIDDING SERVICES

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- 1** This form must be posted, hand delivered or emailed to our office. For internet and telephone bidding these need to arrive no later than 48 hours before the auction date. For proxy bidding these need to arrive no later than 24 hours before the auction date. If your forms are not received within the deadline specified, then the Auctioneers are unable to process your bid. If the bidder intends to bid on more than one lot then a separate form must be completed for each lot.
- 2** The completed form must be delivered with payment in respect of the Deposit (10% of maximum bid subject to a minimum of £5,000) and Buyer's Premium (Please note the buyer's premium can vary across our network, contact your local office to confirm charges) must be paid to in advance of the auction. Payments are accepted by cheque, banker's draft or bank transfer made payable to Town and Country Property Auctions (at least 3 days prior to the date of the Auction) (If by bank transfer the monies must be visible in our client account 48 hours prior to the auction date). Please contact Town and Country Property Auctions on for the Client Account bank details and confirmation of buyer's premium amounts.
- 3** Payments to unsuccessful bidders will be refunded electronically after the auction. Bidders must contact Town and Country Property Auctions after the auction to arrange repayment
- 4** The bidder is also deemed to have viewed the property (where viewings have made been made available by the Auctioneers).
- 5** Before completing this form, the bidder is deemed to have inspected the legal and have taken all necessary legal and other professional advice regarding any queries they may have prior to bidding. The bidder is deemed to have full knowledge of the General and Special Conditions of Sale and the notice to all prospective buyers.
- 6** The bidder is deemed to have read any addendum produced by the Auctioneers prior to the auction which is available on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk) the bidder are advised to check whether any relevant addendum has been produced if the bidder fails to check the Auctioneers will not be liable.
- 7** The bidder is deemed to have read the auction catalogue and to be aware of the Guide Price that the Auctioneers are quoting for the lot available on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk)
- 8** If the bidder purchases the lot for less than the maximum bid price, then the surplus deposit may be deducted from the balance due on completion.
- 9** The bidder understands that this Lot is offered on a conditional sale /unconditional sale which is noted within the catalogue and available on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk) and that the Buyer's Premium and Deposit are payable in advance of the Auction.
- 10** The bidder understands that if the bidders bid is successful, Town and Country Property Auctions will sign the Memorandum of Sale on my behalf and that the bidder will immediately have to pay the Deposit and Buyer's Premium. Thereafter, I understand that in an unconditional auction I will have to complete the purchase within 28 days and in a conditional auction I will have 28 days within which the exchange contracts with the Seller.
- 11** The bidder authorise Town and Country Property Auctions to bid on my behalf for the Lot at the Auction up to the maximum bid stated on the form.
- 12** If the prospective buyer decides to attend the auction without cancellation of the remote bid is not received the remote bid is still in place and the Auctioneer are free to accept such bids in addition to any bids made under this signed agreement.
- 13** Internet bidders accept that access to Essential information Group's (EIG) services and Town & Country will not take any responsibility for any loss of services or disruptions to the websites. Bidders should consider alternative provisions for making pre-auction offers.
- 14** The Auctioneers will attempt to contact the bidder when contact is established the Auctioneers staff will take bids from the bidder and relay the bids to the Auctioneer.
- 15** In the event that the Auctioneers contact is not established, disrupted, no clear instructions or confusion in regard to the bid then the bidder hereby authorises the Auctioneers to bid on his/her behalf up to the maximum bid amount stated on the page 1 of this agreement.
- 16** The Auctioneers will cease bidding on behalf of the bidder in the event of any uncertainty or disagreement providing no guarantee that any bid can be communicated to the Auctioneer.
- 17** If the bidder on a telephone exceeds the maximum bid amount show on page 1 the bidder undertakes to provide additional deposit funds to the Auctioneers immediately post auction which is the difference between the deposit provided and the 10% of the purchase price.
- 18** The bidders will make bids on behalf of the bidder to the maximum amount detailed on page 1 of this agreement. No higher bid than the stated maximum amount will be put forward in any circumstances.
- 19** This is a legal document. You are strongly advised to seek independent legal advice before signing.
- 20** The Auctioneer expects that you understand the risks associated with property transactions at auction and that you have the requisite knowledge and understanding of the property market.

**PLEASE NOTE: THE AUCTIONEERS DECISION IS FINAL.**