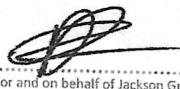
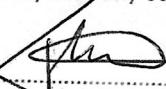


CONFIRMATION OF MARKETING AGREEMENT

Vendor Name(s)	MR THOMAS JOSEPH O'MARA		
Property Address	28 Ryland Road, NORTHAMPTON,		
Contact Address	81 CRUMMOCK GARDENS, KINGS BURY, NW9 0DH		
Contact Details	Home	Mobile 07919874680	Work
Contact Details	E-mail tomara2006@yahoo.co.uk		
Vendor Occupation(s)	Landlord		
Reason For Moving	Sale of investment		
Asking Price	Our Advice on Asking Price £ 230 - 240 Agreed Asking Price £ 240.000		
Agency Type	Sole	(The Vendor appoints us as the only agent for the sale of the Property)	
	Multi	(The Vendor is free to enter into separate agreements for the sale of the Property with more than one agent)	
Commission & Costs	£.....	fixed fee including VAT (This fee will not vary whatever the selling price)	
	1 %	of the selling price notwithstanding any asking price + VAT (at the applicable rate) (Should the selling price be higher or lower than the asking price our commission will be correspondingly higher or lower.)	
Duration	Start Date	Minimum Term 16 weeks	
Other	Erect For Sale Board	YES / NO	Key Available YES / NO
Solicitor Details			
Mortgage Arrangements			

By signing this form you are agreeing to be bound by the Terms and Conditions attached and initialled for identification purposes and accept responsibility to pay our Fees and all associated costs and charges which may be agreed between us and you. You are also confirming that you are the legal owner of the Property and that you have the right and legal title to market the Property for sale whether or not the Property is owned jointly with a third party. By signing and agreeing to be bound by the terms and conditions of this Agreement, you are accepting that you will be personally responsible for our Fees and associated costs and where you are a co-owner you are signing on behalf of all co-owners and are agreeing that all co-owners will be jointly and severally liable for our Fees and associated costs, meaning that any such co-owner can be held responsible for our full Fees jointly with any other co-owner or can be individually responsible for our Fees.

Signed 
For and on behalf of Jackson Grundy

Signed 
For and on behalf of the vendor/owner

Date 6/1/2026

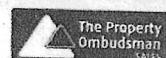
In accordance with the Estate Agents Act 1979, we must disclose to a prospective buyer any business or family relationship which the Vendor may have with us, any of our employees or any company associated with us. If you are aware of any such relationship you should assist us by specifying the name of the relevant party and details of their relationship with us. Details of relevant party and relationship:

We are a member of The Property Ombudsman and subscribe to their Code of Practice for Residential Estate Agents - www.tpos.co.uk

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