



Gough Lodge, Main Road, Duston, Northampton NN5 6JJ
T · 01604 753044 F · 01604 757598
E · headoffice@jacksongrundy.co.uk

CONFIRMATION OF MARKETING AGREEMENT

Vendor Name(s) MR THOMAS JOSEPH O'MARA
Property Address 28 Ryland Road, NORTHAMPTON,
81 CRUMMOCK GARDENS, KINGS BURY, NW9 0DH
Contact Address
Contact Details Home 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 £ 1 % of the selling price not withstanding 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 [Signature]
For and on behalf of Jackson Grundy

Signed [Signature]
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

modern marketing • traditional values

naea
propertymark

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton NN5 6JJ
Company No: 3636152 • VAT Registration No: 715 3558 39

